# **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** 



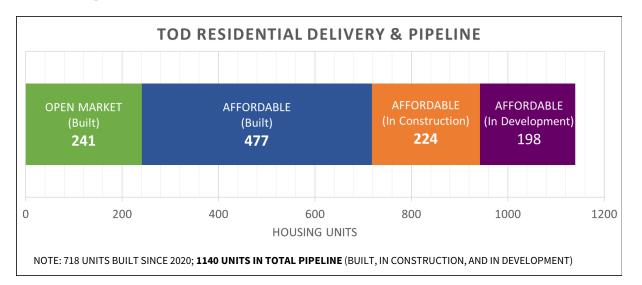
**Deliver Density** 



**Provide Housing** 



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### Full visibility on the website (<a href="mailto:trimet.org/TOD">trimet.org/TOD</a>):

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

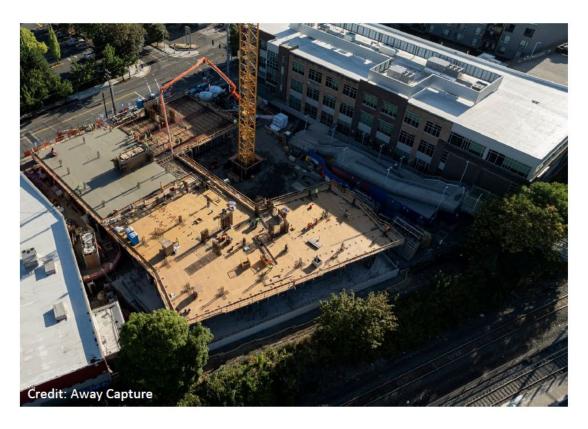
- TriMet Phase 1 Infrastructure (Substation and stair/ramp): complete
- Affordable Housing Building by BRIDGE Housing
  - Groundbreaking Winter '24/ '25
  - Construction underway currently placing Deck 6
  - > Target opening: Spring '27
- TriMet Phase 2 Infrastructure (Paseo and street improvements):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













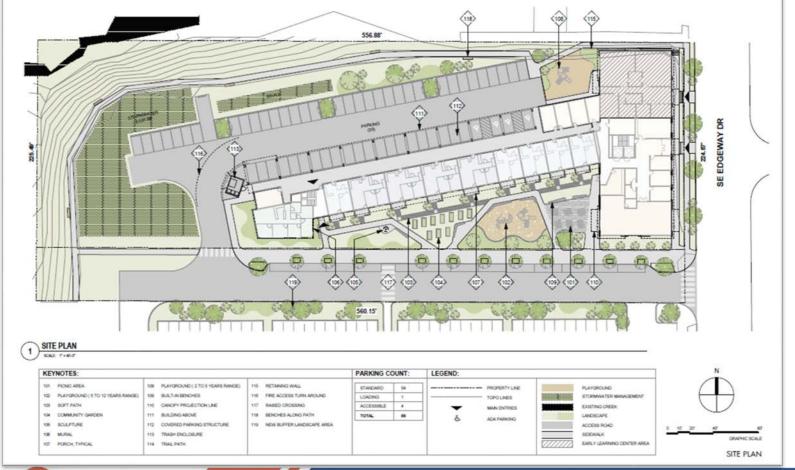
### Willow Creek, Hillsboro

- 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





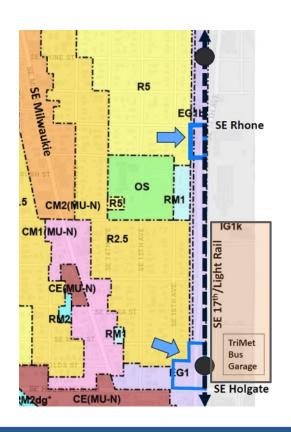






### SE 17th Ave Sites, Portland

- 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



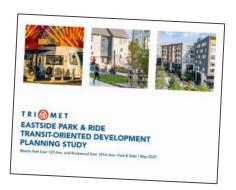




# Eastside TOD Planning Study



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



#### East 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

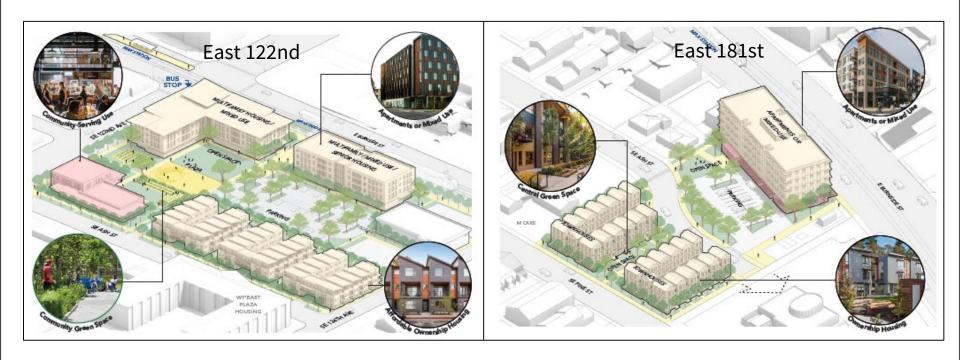
Award winning: Recognized by Oregon APA with the 2025 Excellence in Planning – Large Jurisdiction Award



Funded by 2022 FTA TOD Pilot Grant



### Vibrant, mixed-use TOD communities



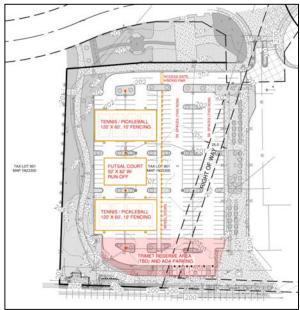
The Eastside Park & Ride Study provides an important baseline when engaging with potential development partners



### **Near Term Activation & Interim Uses**

### Hillsboro Airport/Fairgrounds MAX Sports Complex







## **Lasting Community Investments**

**East County Library at Gresham City Hall MAX** 











