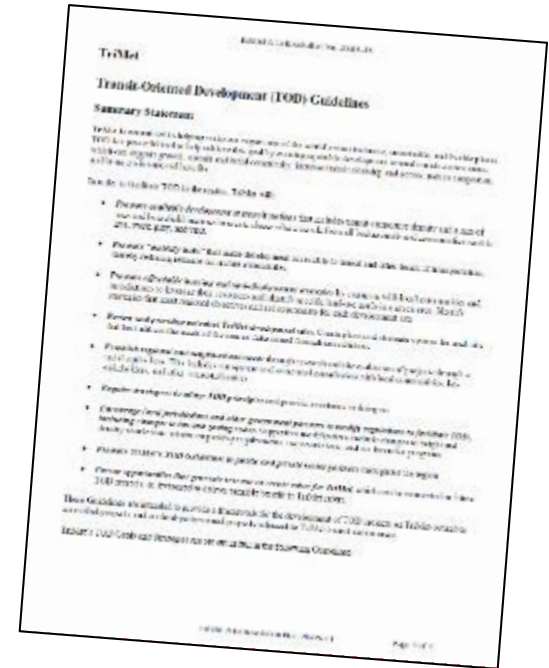


TriMet Regional TOD Plan

TriMet Board Briefing - 06/22/22

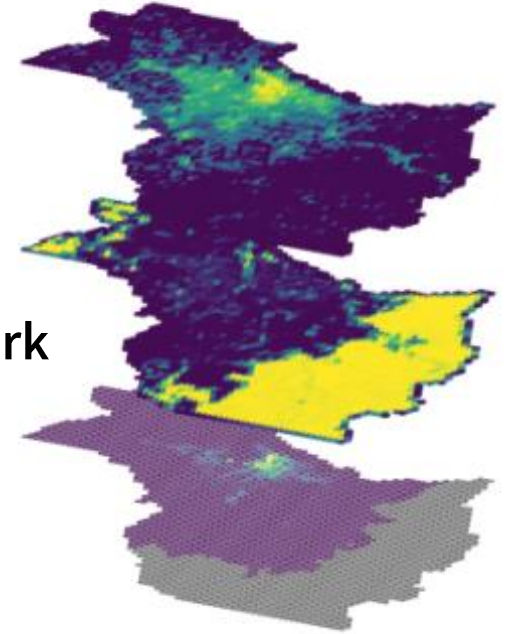
Context

- In May 2020, the Board of Directors approved TriMet's Transit-Oriented Development (TOD) Guidelines (Overarching Principles)
- In Spring 2021, TriMet secured a \$240k ODOT TGM Grant for TOD Regional Plan (Implementation Strategy)
- TriMet's Business Plan highlights TOD as an important tool to support its sustainability and equity goals



Why a Regional TOD Plan?

- Build on the TOD Guidelines
- Gives Transparency to the Program and Process
- Establishes Engagement Guidelines
- Site Inventory, Evaluation, Prioritization Framework
- Development Typologies
- Implementation Framework/Toolkit



OUTREACH AND COORDINATION

PROJECT MANAGEMENT/
COORDINATION



● Advisory Group #1

● Advisory Group #2

● Advisory Group #3

APR 2021 MAY JUN JUL AUG SEP OCT NOV DEC 2022 JAN FEB MAR APR MAY JUN JUL AUG

MAJOR TASKS/DELIVERABLES



Internal Project Kickoff



Draft Evaluation Framework



Context Mapping



Engagement Guidelines



Final Evaluation Framework



Development Types/
Classifications



Priority Site Selection



Property Evaluation and
Classification Designation



Small Parcel TOD
White Paper



Site Design/
Financial Feasibility



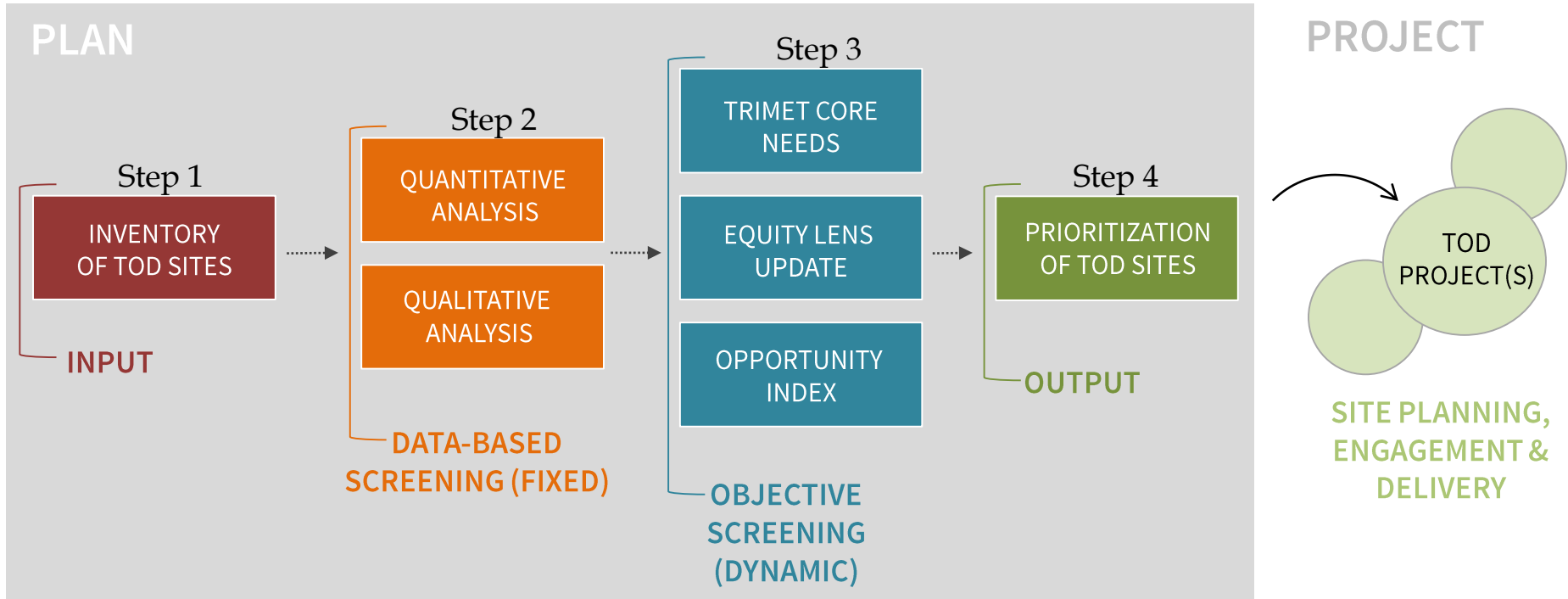
Draft and Final Plan

OPPORTUNITIES, ISSUES AND VISION

CONCEPTS AND ANALYSIS

FINAL DOCUMENTS

Framework



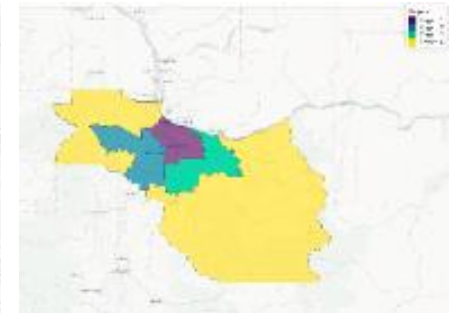
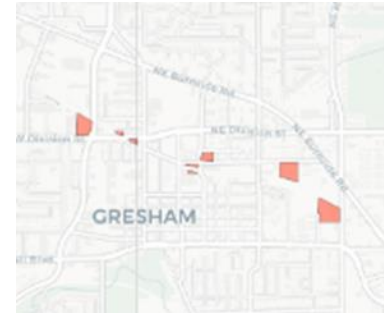


INVENTORY AND ANALYSIS

- a) Site identified from tax lot boundaries
- b) Individual site characteristics evaluated (e.g. developable size, zoning, physical restrictions)
- c) 22 different spatial metrics assessed to quantify development potential
- d) Site scores ranked by regions to help prevent “central city bias”

OBJECTIVE SCREEN

- a) TriMet Core Needs
- b) Equity Lens Update
- c) Opportunity Index (ex: resources or funding availability)



TOD sites identified as High/ Medium/ Low priority, within two categories:

Primed

Well-suited for TOD development






- Strong mix of density/uses
- Moderate/strong development activity
- Previous public sector investments/ planning

Catalytic

Transitional

- Low levels of existing infrastructure
- Further investment needed
- Potential for rezoning
- Low development activity

Match Parcel Types with Typologies

-  Transit Center
-  Park & Ride
-  Parking Garage
-  Vacant Land
-  Small Parcels

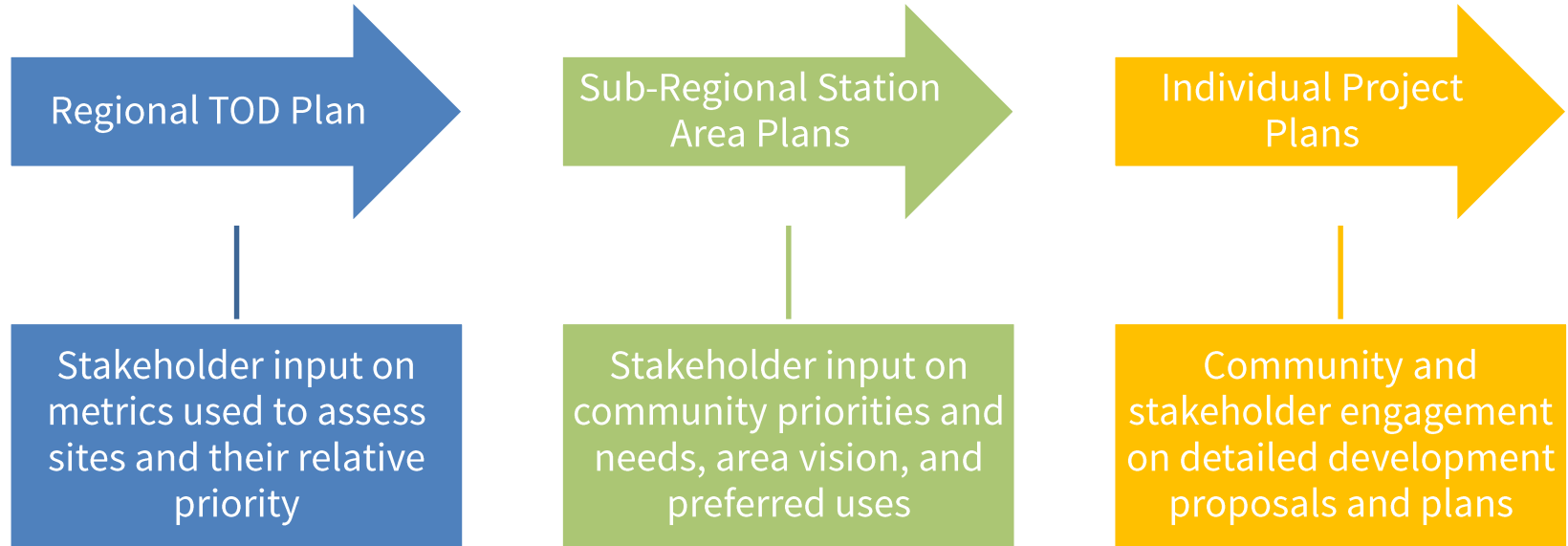
-  Affordable Housing
-  Mixed-Use Commercial
-  Mobility Hub
-  Market-Rate Housing
-  Retail
-  Community Facilities

Priority Sites → TOD Project Delivery

Implementation Toolkit:

- Defines site prioritization
- Identifies community needs
- Guides public engagement
- Provides transparency on decision-making
- Showcases partnering opportunities
- Promotes TOD supportive policy and land use actions
- Identifies funding mechanisms and financial incentives

Stakeholder and Community Engagement

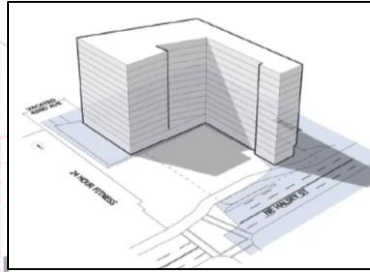
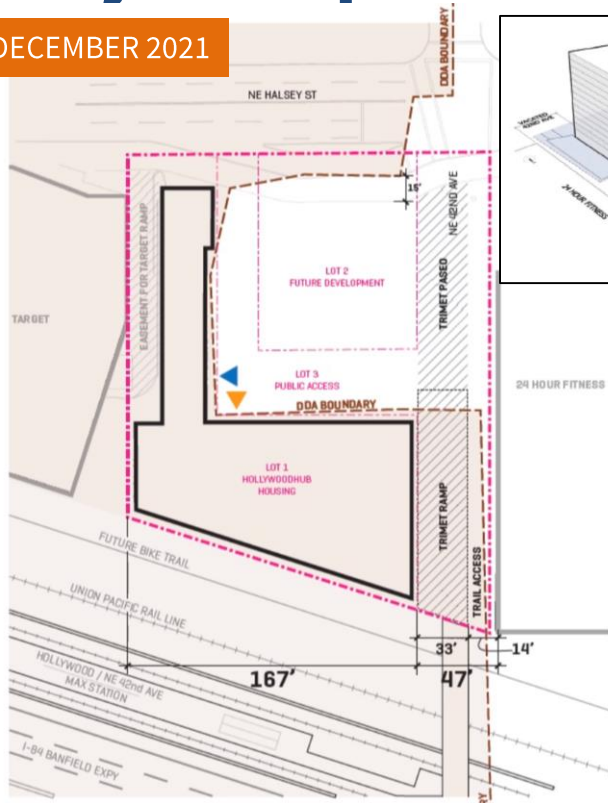


Next Steps – Summer/Fall 2022

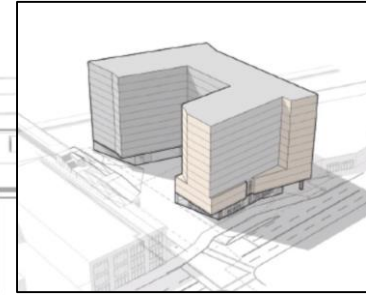
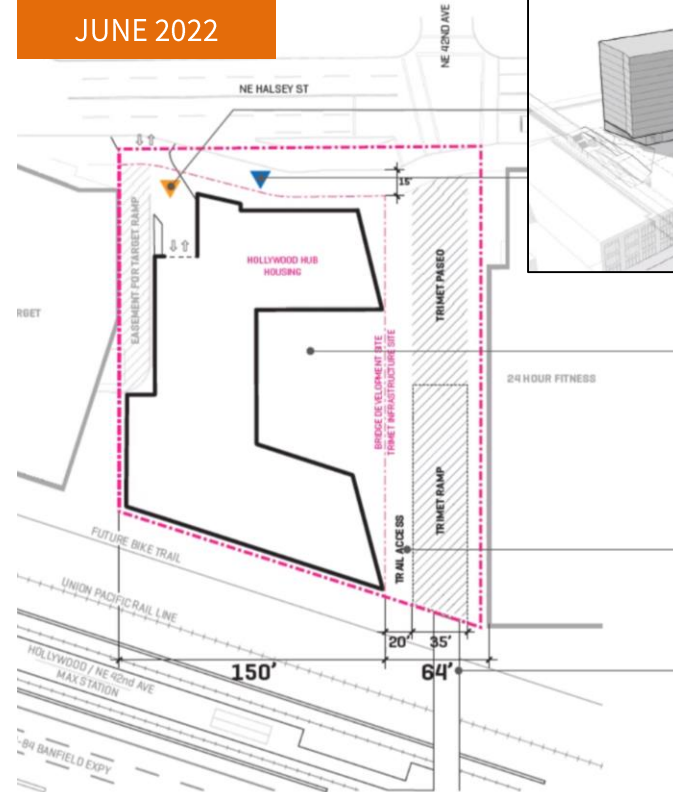
- Complete TOD plan and publish on trimet.org
- Daylight plan via public information sessions, press briefings, board updates, etc.
- Run TOD site filter to confirm priority sites
- Create work plan for priority sites, including stakeholder engagement specific to each TOD site

Project Update: hollywoodHUB

DECEMBER 2021



JUNE 2022



Project Update: hollywoodHUB



DRAFT RENDERING





Questions/Comments?

TOD@trimet.org