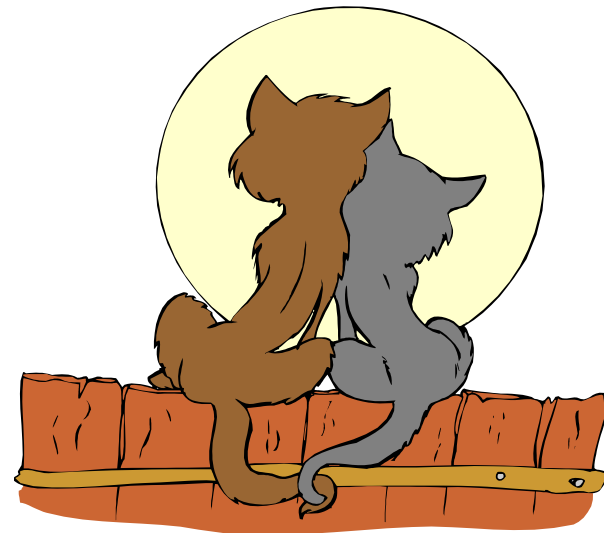


You Are a Neighbor Too!

Judy Munro, CFM
TriMet Capital Projects



Outline

- Before You Start
- Considerations
- Opportunities
- Case Study



Before you start

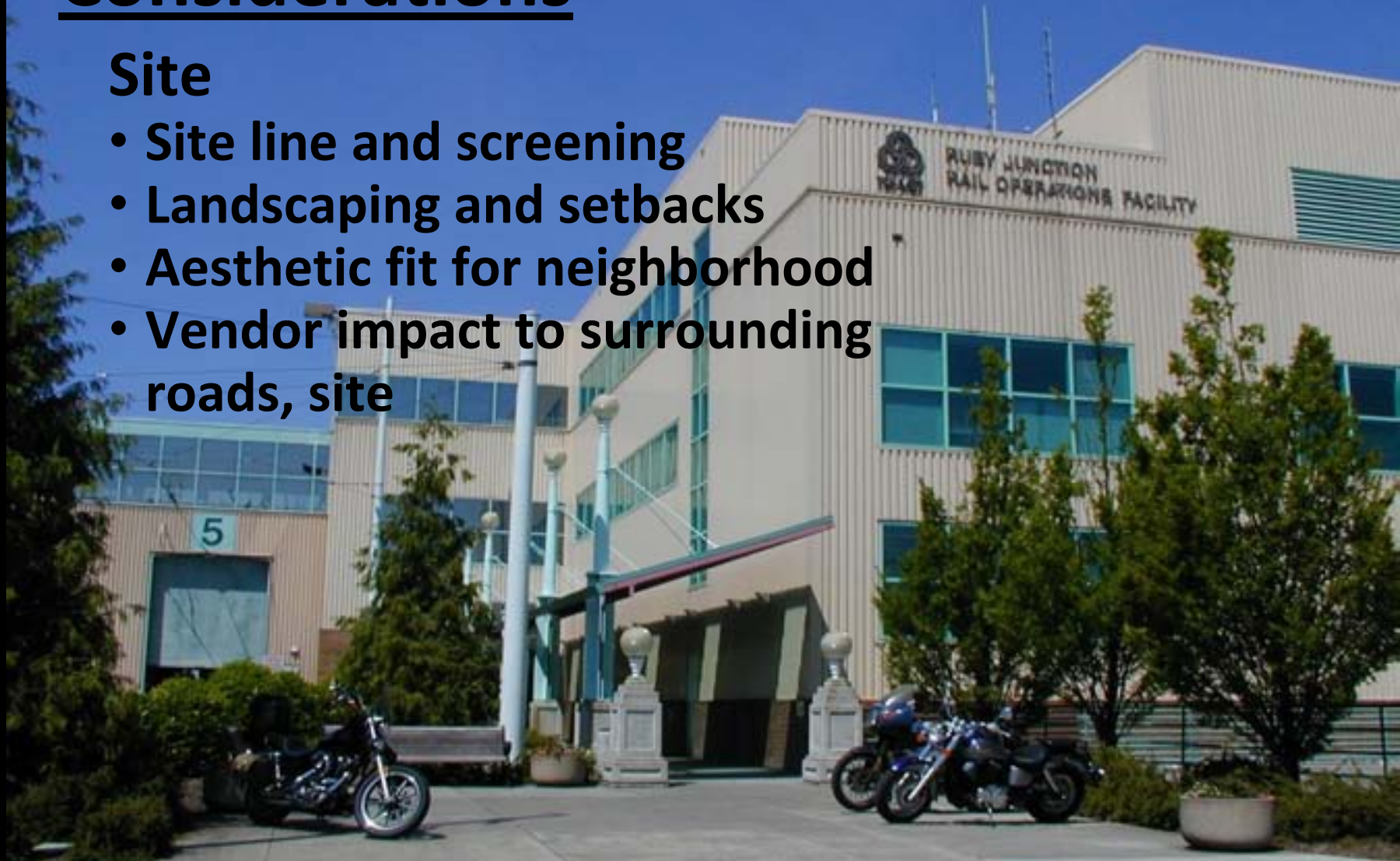
- What kind of neighborhood and what kind of facility?
- Who will be working at this site?
- New construction or existing buildings?
- What is existing impact of site?



Considerations

Site

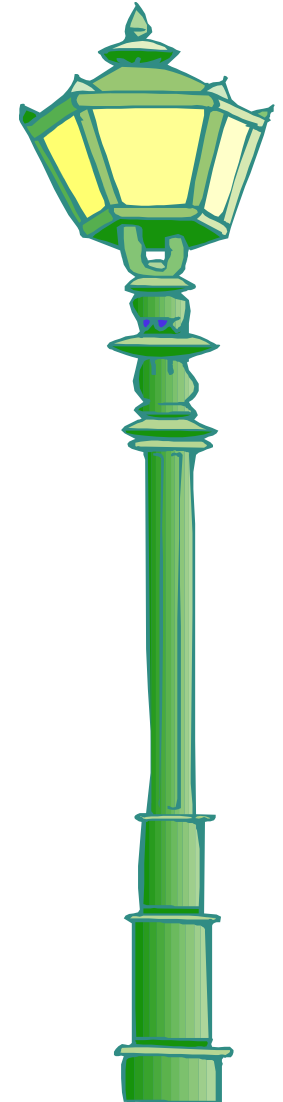
- Site line and screening
- Landscaping and setbacks
- Aesthetic fit for neighborhood
- Vendor impact to surrounding roads, site



Considerations

Pollution

- Noise pollution
- Air pollution
- Light pollution
- Litter at site and in neighborhood



Considerations

Parking

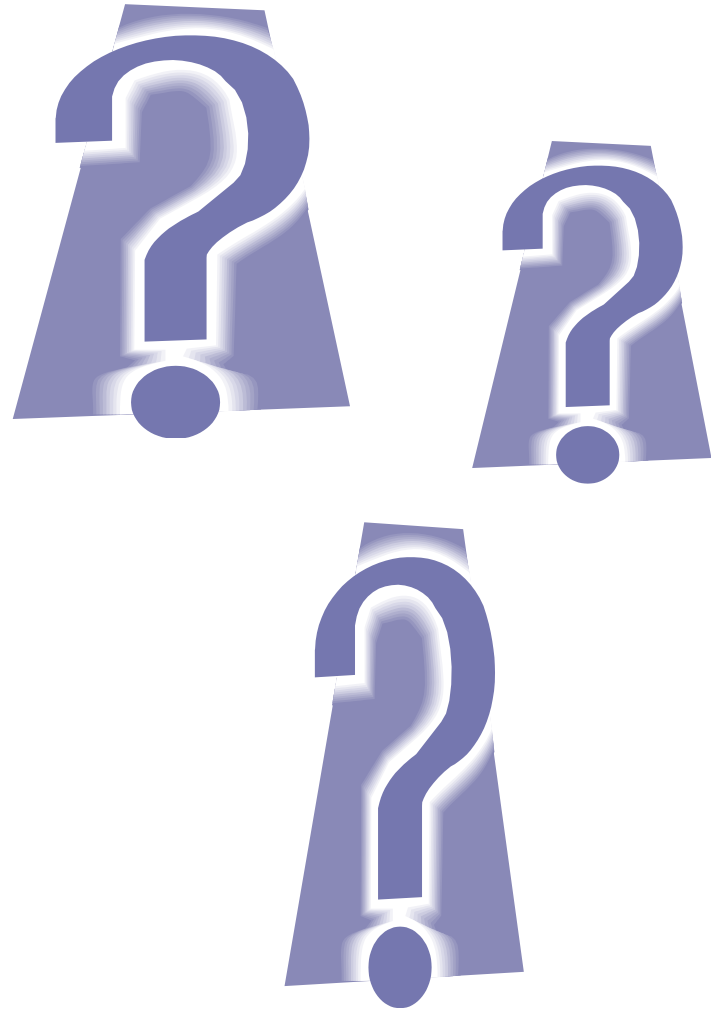
- Employee on-site and on-street parking
- Visitor access and parking
- Secured? Assigned?
- Shift safety considerations?



Considerations

Functional

- Programming
- Interests of occupants
- Overall needs of agency



Opportunities

- Use of neighborhood businesses
- Model alternate use of transportation
- Participate in community associations
- Know your neighbors



Portland-Milwaukie Light Rail Impact on Trimet Facilities – Case Study



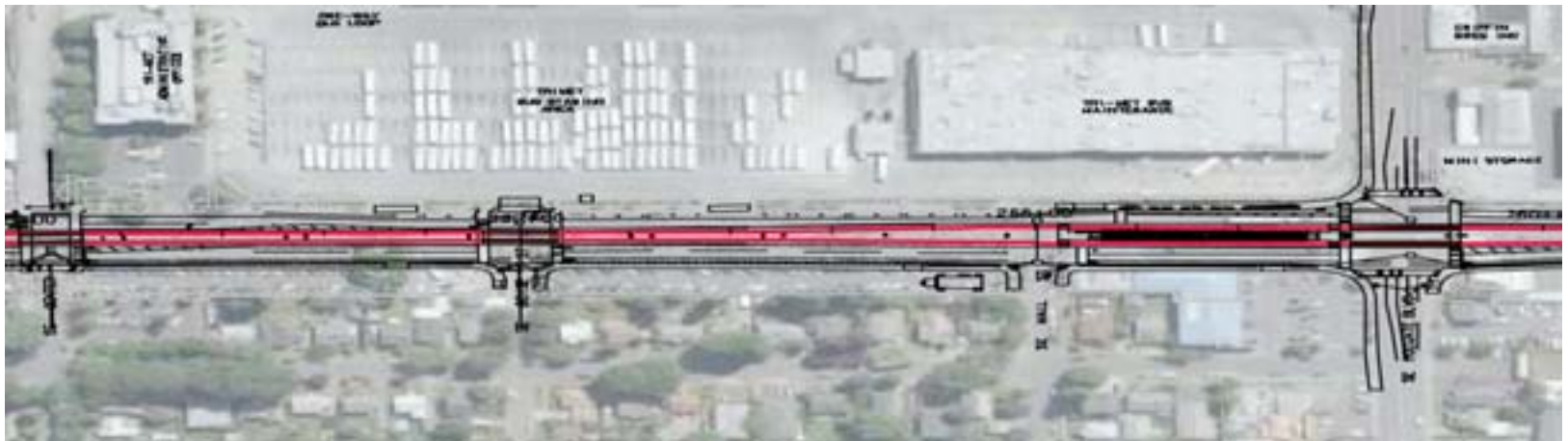
Expanding Rail System



Case Study

TriMet's Center Street Light Rail Impacts

- Location of Command Center
- Loss of leased office and training space
- Loss of facilities management regional shop
- Loss of employee parking



A Tale of Two Neighborhoods

Center Street Operations



Ruby Junction Operations



Case Study

Before We Started

- Existing facilities: administrative , transportation and maintenance functions
- Industrial, commercial, residential neighborhood
- “De-densifying” area for parking vs utilization
- Increased impact on site - buses and parking
- Coordination with project impacts on area



Evaluate the functions



Case Study: Considerations



Site

- Entry more inviting from street/neighborhood
- Better screening
- Improved traffic movement for buses and cars
- Optimal utilization of bus maintenance yard

Pollution

- Established smoking areas and lunch facilities
- Monitor impact of site lighting on neighborhood

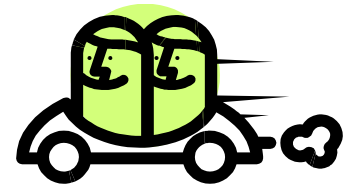
Case Study: Considerations

Parking

- Extensive work on parking ahead of project
- Possible employee parking in maintenance yard
- Improve mode split among employees
- Policy changes

Functional

- Operations department parking impacts
- Pre-programming “big picture” determinations
- Communications with staff



Parking Rows and Parking Woes

Center Street Operations

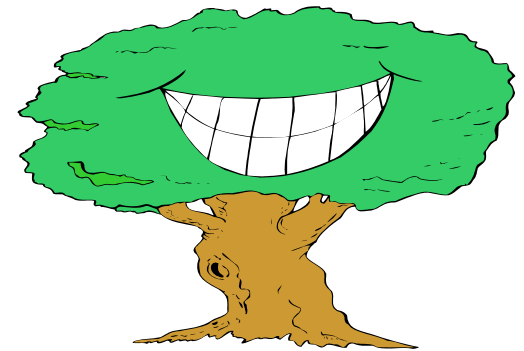


Ruby Junction Operations



Case Study: Opportunities

- Improve functional adjacencies for agency
- Increase bus capacity at most desirable location from deadheading standpoint
- TOD opportunities to support campus
- Improve transportation mode split
- Incorporate sustainable features in remodel
- Work with neighborhood on parking solution



Final Thoughts.....

A work in progress....



Munroj@trimet.org