Working Together

Kathryn Krygier, TOD Program Leader
TriMet Capital Projects - Portland, Oregon
REGIONAL RAIL SYSTEM

Westside MAX (1998)

Eastside MAX (1986)
Arbor Vista Condominiums
27 units
Density: 66 units/acre
Parking: 1.05 spaces/unit
Complete 1998

Patton Park Apartments
54 units
Density: 98 units/acre
Parking: 0.7 spaces/unit
Complete 2009

TRANSIT-ORIENTED DEVELOPMENT
WESTSIDE MAX LIGHT RAIL LINE

Westside MAX (1998)
PARTNERSHIPS

100,000 sf Workforce Training Center
Bond Funds
Transit Service

Underutilized Property On Transit
Unsolicited Proposal Process

WILLOW CREEK / 185th AVE. STATION
**Business Deal**

99 Year Lease
130 parking spaces for PCC
$2.5 million – FMV
TriMet retains the ability to create future Joint Development

**Results**

Increased Ridership
Decreased Crime
Healthy Station Community

WILLOW CREEK / 185th AVE. STATION
GOOSE HOLLOW / SW JEFFERSON ST. STATION

- First United Methodist Church
- Arbor Vista Apartments
- 18 Space Parking Lot
- Mill Creek Property
- Station Stop
PARTNERSHIPS

Option On Adjacent Property
Vacant Office Building
Property Too Small For Redevelopment

Public Parking Lot Adjacent to Transit
Property Too Small For Redevelopment
Unsolicited Proposal Process

GOOSE HOLLOW / SW JEFFERSON ST. STATION
Business Deal
Declared Property Excess
Replaced Parking: Easement In Perpetuity
$200,000 FMV
$100,000 for Transit Improvements
$100,000 Net Cost To Developer
Development Agreement for TOD

Results
Increased Ridership – 37,000 trips/yr
Eliminated Surface Parking
Maintained Required Public Parking
Increased Density and Activity at a Station

GOOSE HOLLOW / SW JEFFERSON ST. STATION
ORENCO / NW 231ST AVE. STATION
ORENCO / NW 231ST AVE. STATION
PARTNERSHIPS – Work in Progress

Controls 4.2 acres of property adjacent to the Station
Envisions an urban environment with an average density of 150 units/acre.

Considering SDC credits and VHTC’s

Invests in TOD to increase density and provide community benefits

Owns 3.5 acres: Park & Ride, streets and station

ORENCO/ NW 231ST AVE. STATION
CONCLUSIONS

Yesterday’s Surface Parking Lots Can Be Tomorrow's TOD

Unsolicited Proposal Process:
   Cultivates partnerships
   Creates TOD because TriMet can respond to opportunity
   Allows for flexibilty
   Creates win win public private parnterships