

**Date:** May 27, 2020

**To:** Board of Directors



**From:** Doug Kelsey

**Subject: RESOLUTION NO. 20-05-23 OF THE TRI-COUNTY METROPOLITAN TRANSPORTATION DISTRICT OF OREGON (TRIMET) ADOPTING TRANSIT-ORIENTED DEVELOPMENT GUIDELINES**

**1. Purpose of Item**

This Resolution requests that the TriMet Board of Directors (Board) adopt Transit-Oriented Development (TOD) Guidelines, which are attached to this Resolution as Exhibit A.

**2. Type of Agenda Item**

- Initial Contract
- Contract Modification
- Other Adoption of Agency TOD Guidelines

**3. Reason for Board Action**

Board adoption of the TOD Guidelines will formalize TriMet’s commitment to promoting Transit-Oriented Development within its transit service area, in the manner set out in the Guidelines.

**4. Type of Action**

- Resolution
- Ordinance 1<sup>st</sup> Reading
- Ordinance 2<sup>nd</sup> Reading
- Other \_\_\_\_\_

**5. Background**

TriMet is committed to doing its part to make our region one of the world’s most livable places. TOD is a powerful tool to help achieve this goal by promoting development at and near transit station areas, which can maximize benefits from infrastructure investments, create community, increase transit ridership, reduce congestion, and bring environmental benefits.

At its October 2019 meeting, the Board considered Resolution 19-10-82, which would have adopted TOD Guidelines for the agency. After much discussion, the Resolution was deferred so that staff could perform additional public outreach and take additional comment on the content of the Guidelines. Since that time, staff have discussed the TOD Guidelines with a multitude of interested parties, including local governments, affordable housing developers, and community-based organizations.

As a result of this continued engagement and the feedback received, the proposed TOD Guidelines have been significantly revised from the prior version. In addition to revising the

Guidelines to increase the emphasis on equity, transparency, and inclusion, there are now several new provisions that demonstrate TriMet's commitment to best practices and addressing community needs.

Among other things, these new provisions specify:

- Adoption of a portfolio-wide goal that ensures at least 30% of residential units developed on TriMet sites are developed as affordable housing.
- Semi-annual reports to the TriMet Board on TOD projects, performance, and goals.
- Creation of a TOD website and engagement protocols to ensure transparency and facilitate community feedback on TOD projects and policies.

TriMet's TOD Guidelines set out a framework and strategies to equitably promote TOD in the region. Overall, the revised TOD Guidelines state that TriMet will:

- Promote equitable development at transit stations that includes transit-supportive density and a mix of uses and incomes, to create places where people from all backgrounds and communities want to live, work, play and visit.
- Promote affordable housing and anti-displacement strategies as appropriate for each individual development site, with a commitment to a portfolio-wide goal of at least 30% of residential development on TriMet property being affordable housing.
- Promote "mobility hubs" to make development accessible to transit and other forms of transportation, reducing reliance on private automobiles.
- Develop a prioritization of sites for TOD by assessing market conditions, community need, economic viability, and other relevant factors, and create plans and strategies for prioritized sites.
- Require developers to utilize TOD principles and provide assistance in doing so.
- Encourage local jurisdictions and other government partners to modify regulations to facilitate TOD, including changes to tax and zoning codes, such as changes to height and density restrictions, minimum parking requirements, and tax incentive programs.
- Promote TriMet's TOD Guidelines to public and private sector partners throughout the region.
- Return revenue and value to TriMet, which can be re-invested in future TOD projects or to deliver tangible benefit to TriMet riders.
- Promote transparency and accountability by providing semi-annual reports to the TriMet Board on TOD projects and performance, as well as developing a TOD webpage to provide information regarding TOD projects and processes, community engagement, and to receive feedback.

TriMet intends to work closely with its jurisdictional partners and the real estate development community to achieve these goals. In that regard, the TOD Guidelines are consistent with Metro's 2040 Growth Concept for the metropolitan region (adopted in 1995). The 2040 Growth Concept guides regional growth and development, and calls for concentrating residential and commercial development in and around mixed-use areas. The goals of the 2040 Growth Concept include maximizing efficient use of land, protecting natural areas and farmland, and promotion of a multi-modal transit system, and it promotes development along transit corridors, transit centers and light rail stations.

**6. Financial/Budget Impact**

N/A

**7. Impact if Not Approved**

The Board's adoption of the revised TOD Guidelines publicly demonstrates TriMet's commitment to TOD and the goals and strategies set out in the Guidelines. The failure to adopt this Resolution would indicate a lack of support for TOD goals and strategies.

**RESOLUTION NO. 20-05-23**

**RESOLUTION NO. 20-05-23 OF THE TRI-COUNTY METROPOLITAN  
TRANSPORTATION DISTRICT OF OREGON (TRIMET) ADOPTING  
TRANSIT-ORIENTED DEVELOPMENT GUIDELINES**

**WHEREAS**, pursuant to ORS 267.200, TriMet is authorized to acquire, possess, and dispose of real property for the purpose of providing or operating a mass transit system and aiding in the objects of the district;

**WHEREAS**, TriMet is committed to doing its part to make our region one of the world's most livable places;

**WHEREAS**, facilitating Transit-Oriented Development will help shape the future of the region in line with Metro's 2040 Growth Concept; and

**WHEREAS**, Transit-Oriented Development at and near TriMet station areas will maximize benefits from infrastructure investments, increase transit ridership, provide residents better access to transit and other mobility options, reduce the demand for private automobile ownership, and bring environmental benefits to the region;

**NOW, THEREFORE, BE IT RESOLVED:**

1. That the TriMet Board of Directors hereby adopts the Transit Oriented Development Guidelines, which are attached to this Resolution as Exhibit A.

Dated: May 27, 2020

\_\_\_\_\_  
Presiding Officer

Attest:

\_\_\_\_\_  
Recording Secretary

Approved as to Legal Sufficiency:

*Gregory E. Skillman*

Legal Department