



## 2018 ANNUAL REPORT | JULY 2017 - JUNE 2018

# Transit-Oriented Development Program

### The year in review

Demand for Metro's TOD Program kept pace and managed to nearly match last year's record number of new, funded projects. Building again on adjustments made to the program in 2016, 80 percent of Metro's funded projects included buildings with income-restricted units to serve lower income households.

Both 5135 N. Interstate and East Burnside Apartments opened their doors this year, creating over 75 residential units and 4,500 square feet of commercial space. Originally approved for funding in 2014, 5135 N. Interstate (also called Slogan Apartments) is a four-story, mixed-use building with 25 residential units, 2,000 square feet of ground floor retail, and zero off-street parking. The East Burnside Apartments, located at 10506 E. Burnside, opened in June 2018 and brought with it 52 new residential units next to the 102nd Ave MAX Station.

In January 2018, ROSE CDC started construction on the Furniture Store property at 82nd and Division. Metro purchased the site in 2016 to create affordable housing at a major station along the planned Division Street bus rapid transit project. The project will feature 47 affordable apartments regulated at 30 percent to 60 percent of Area Median Income, an on-site manager's apartment, and offices and community event space which will be owned and operated by the Asian Pacific American Network of Oregon (APANO). The project will be named The Orchards at 82nd.

Axletree broke ground in the City of Milwaukie, bringing the first new mixed-use building since Metro's North Main Village project in 2006. Developed by Guardian Real Estate Services, Axletree will bring over 8,000 square feet of retail space and 100 new residential units to Downtown Milwaukie. Axletree is one of the few projects in the region to incorporate a mechanical parking system that will limit the amount of space the project

dedicates to housing vehicles.

Three affordable TOD Program-funded projects broke ground in 2018. Rosewood Terrace in Clackamas County, Willow Creek Commons in Hillsboro, and Central City Concern's Eastside Campus in Portland will combine to bring over 480 new housing units for low-income households.



5135 N. Interstate (The Slogan), Portland

### FY 2017-18

#### Projects opened

- East Burnside Apartments  
Portland
- 5135 N. Interstate  
Portland
- Under construction**
- Oliver Station  
Portland
- The Jesse Quinn  
Forest Grove
- The Rise at Westgate  
Beaverton
- Interstate & Willamette  
Portland
- The Woody Guthrie  
Portland
- Sunrise at Rockwood  
Gresham
- 72 Foster  
Portland
- Cornelius Place  
Cornelius

CCC Eastside Campus  
Portland

The Orchards at 82nd  
Portland

Axletree  
Milwaukie

Rosewood Terrace  
Clackamas County

Willow Creek Commons  
Hillsboro

#### Projects approved

Rockwood Rising  
Residential  
Gresham

1935 N. Killingsworth  
Portland

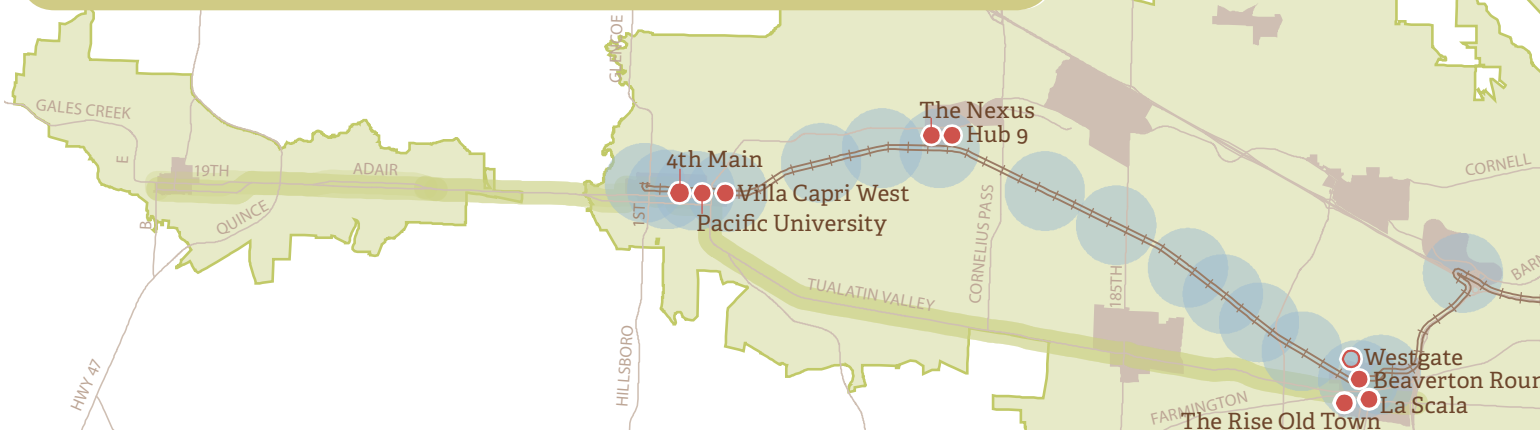
NWHA 99th and Glisan  
Portland

LISAH  
Portland

Argyle  
Portland

# \$697,256,618 leveraged

Metro's TOD program stimulates private investment by helping offset the higher costs of compact development. TOD program investments totaling \$16 million have leveraged more than \$697 million in private development activity across 45 completed TOD projects.



## Completed TOD Projects

- |   |  |
|---|--|
| <b>2000</b><br>Buckman Terrace<br>Center Commons  | <b>2012</b><br>20 Pettygrove<br>K Station<br>Acadia Gardens  |
| <b>2001</b><br>Central Point  | <b>2013</b><br>Eastside Lofts<br>Hollywood Apartments<br>Milano<br>OCOM<br>University Pointe<br>The Prescott |
| <b>2002</b><br>Russellville Park I and II<br>Villa Capri West                                     | <b>2014</b><br>4th Main  |
| <b>2005</b><br>The Merrick  | <b>2015</b><br>Moreland Station<br>The Rose<br>The Radiator<br>Hub 9   |
| <b>2006</b><br>North Flint<br>North Main Village  | <b>2016</b><br>Clay Creative<br>Northwood  |
| <b>2007</b><br>Nexus<br>Pacific University<br>The Beranger<br>The Rocket<br>The Watershed         | <b>2017</b><br>La Scala<br>Rise Old Town<br>Slate<br>Concordia Apartments                                    |
| <b>2009</b><br>3rd Central<br>Broadway Village<br>bSide 6<br>Patton Park<br>Russellville Park III | <b>2018</b><br>The Slogan<br>E. Burnside Apartments  |
| <b>2010</b><br>Town Center Station  |  |
| <b>2011</b><br>The Knoll<br>Civic Drive MAX Station   |  |

## Program Accomplishments FY 2017-18 | Total

**Trips** 15,094 | 948,989

Transit-oriented development creates places for people to live and work near high quality transit. Each year, over 900,000 more travel trips are made by transit, rather than by car, as a result of TOD program supported projects.

**Residential Units** 77 | 3,670

TOD projects increase housing affordability by increasing the supply of housing in areas with lower commuting costs. To date, the TOD program has supported construction of approximately 3,600 housing units. Of these, 781 are set aside for households earning less than the area medium income. Over 850 additional income-restricted units are planned or under construction.

**Commercial space** 2,000 | 520,213

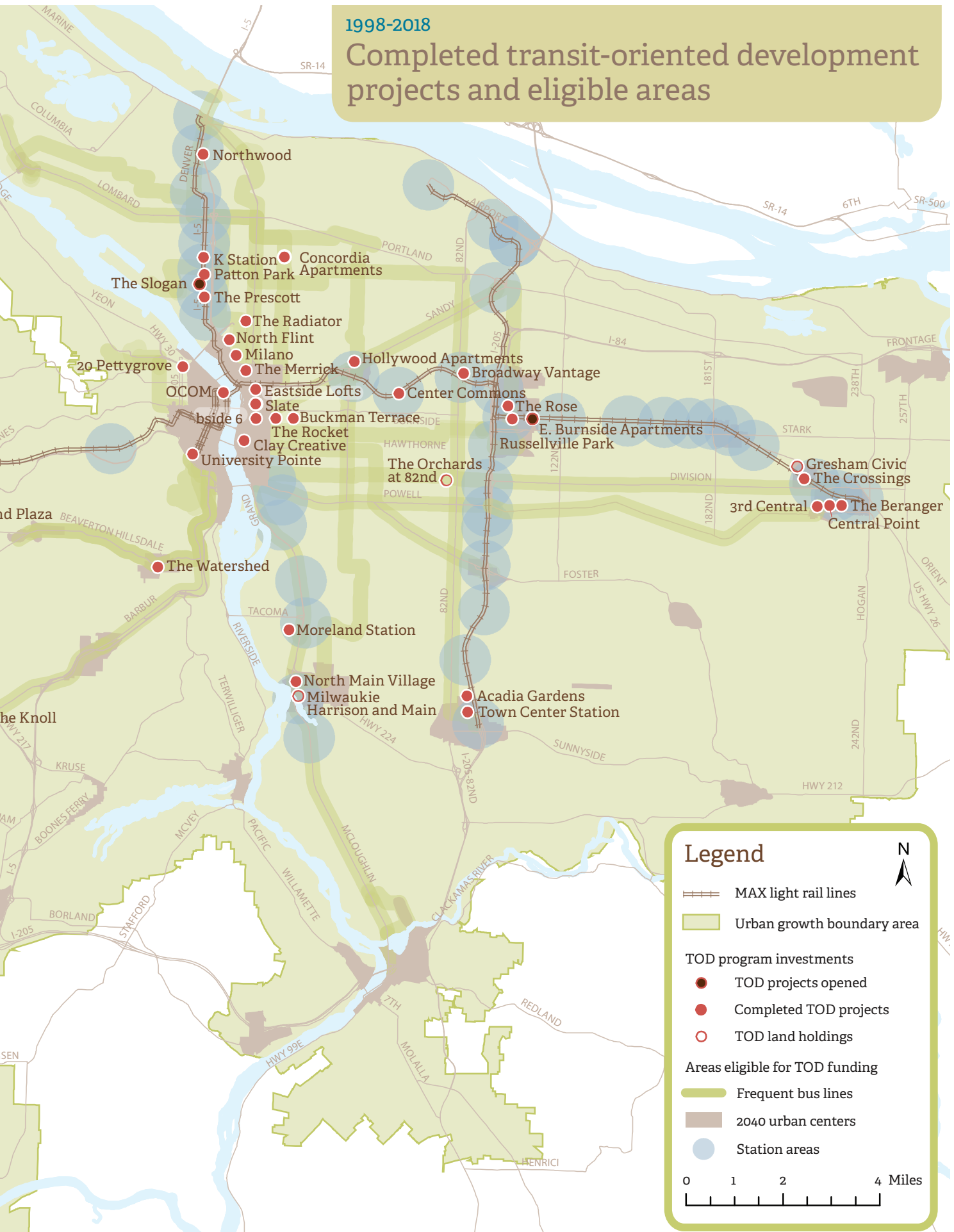
Developing retail, restaurants and offices in transit served areas enlivens neighborhoods and reduces commuting costs. Mixed-use TOD projects completed to date include 194,780 square feet of retail and 327,433 square feet of office and other commercial space.

**Acres protected** 12 | 593

All of the TOD projects completed to date required only 59 acres of land compared to the 590 acres that would be needed to develop these projects in areas without transit. Compact development requires less taxpayer funded infrastructure to serve, reduces commuting costs, and helps preserve agricultural and natural areas.

1998-2018

# Completed transit-oriented development projects and eligible areas



If you picnic at Blue Lake or take your kids to the Oregon Zoo, enjoy symphonies at the Schnitz or auto shows at the convention center, put out your trash or drive your car – we’ve already crossed paths.

**So, hello. We’re Metro – nice to meet you.**

In a metropolitan area as big as Portland, we can do a lot of things better together. Join us to help the region prepare for a happy, healthy future.

**Stay in touch with news, stories and things to do.**  
[oregonmetro.gov/news](http://oregonmetro.gov/news)

**Follow oregonmetro**



Central City Concern East Side Campus (Blackburn Building), Portland

*“The Metro TOD Program was essential in providing the gap funding needed for our Blackburn Building supportive housing community and health care facility serving vulnerable populations. It is these types of public private partnerships that yield exceptional results benefitting the community at large.”*

*Stefanie Kondor  
 Central City Concern*



72Foster, Portland

*“Metro’s TOD program has been instrumental in helping REACH create 290 affordable family apartment homes in Portland. The TOD grant also helped the development of new retail space at 72Foster Apartments along SE Foster and will help provide community space at Argyle Apartments in the Kenton neighborhood.”*

*Dan Valliere  
 REACH CDC*

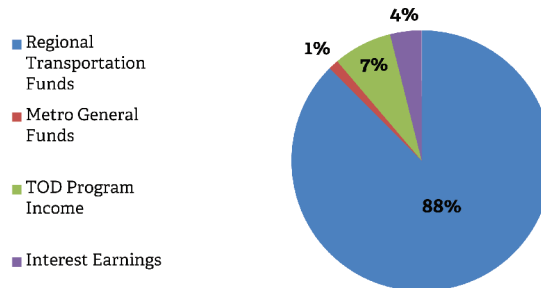


Argyle Apartments, Portland

**Program financing**

Over the twenty years since its inception in 1998, the TOD program has invested over \$44 million, cumulatively. Regional partners have allocated federal transportation funds to support the TOD program as part of the Metropolitan Transportation Improvement Program planning process. MTIP funds, currently \$3 million annually, are then exchanged to provide local funding for project investments and program operations. Historically, other funding sources have included direct federal transportation grants, income from property transactions, interest earnings and Metro general funds.

**Sources of funds FY 1998-2018**



**Uses of funds FY 1998-2018**

