


**Date:** May 15, 2019  
**To:** Board of Directors  
**From:** Doug Kelsey   
**Subject:** **RESOLUTION NO. 19-05-38 OF THE TRI-COUNTY METROPOLITAN TRANSPORTATION DISTRICT OF OREGON (TRIMET) SUPPORTING THE CREATION OF A TRIMET TRANSIT REALTY USE PLAN**

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**1. Purpose of Item**

This Resolution demonstrates the support of the TriMet Board of Directors (Board) for the creation of a Transit Realty Use Plan (Plan), which will be considered for adoption by the Board at a future date. The Realty Use Plan will be consistent with TriMet’s planned Transit Oriented Development (TOD) Policy, which TriMet intends to present to the Board this summer.

**2. Type of Agenda Item**

- Initial Contract
- Contract Modification
- Other: Resolution of Support for Program Planning Grant

**3. Reason for Board Action**

To establish project eligibility for certain grant programs, support from TriMet’s Board must be established and documented.

**4. Type of Action**

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

**5. Background**

TriMet owns and controls significant real property within the District’s service area that can help meet the land use and transportation planning goals defined in the Metro 2040 growth concept. TriMet and the region will benefit from a Transit Realty Use Plan that will consider various current and future uses of TriMet real property, and identify and prioritize projects that help meet transportation management and community development goals. The Plan should also identify opportunities for TriMet to capture the maximum value of its real property assets, increase financial resources for overall system improvement and innovation and support transit oriented development.

The Realty Use Plan would support Customers Goal 1: Satisfied Riders, Objective 2. Increase Ridership, of TriMet’s April 2019 Business Plan, and would specifically advance

the Key Strategic Action: “Implement strategy for TriMet’s support of Transit-Oriented Development equitable housing and for value capture that supports higher transit demand around existing MAX, Division Transit Project, and Frequent Service.”

The Plan will analyze TriMet’s current and potential inventory of land, rights-of-way, park-and-rides and other real property. The Plan also will examine development potential, mixture of uses, market conditions and surrounding land use and development patterns for key parcels, and will produce a strategic guide for future use and value-capture for TriMet’s real property, with an emphasis on improved transportation system management and Transit Oriented Development.

To fund the Realty Use Plan, TriMet is pursuing an Oregon Department of Transportation and Oregon Department of Land Conservation and Development Joint Transportation Growth Management (TGM) Program Planning Grant. TGM project eligibility criteria require that the grant results in the creation of an “adoption-ready plan or land use regulation or amendments to an existing plan or land use regulation.” In addition, the TGM Grant Eligibility Requirements require the submission of “a resolution of support, meeting minutes, or authorized letter from the governing body of all applicants” with the grant application in order to document local support.

**6. Diversity**

Not applicable at this phase of the grant application process.

**7. Financial/Budget Impact**

If awarded a TGM grant to create a Transit Realty Use Plan, TriMet will be responsible for providing 12% matching funds of the Plan’s estimated budget of \$250,000. Consultant services utilized to complete the Plan will be procured, contracted and directly reimbursed by the Oregon Department of Transportation, and will not directly impact TriMet’s budget.

**8. Impact if Not Approved**

If the TriMet Board of Directors chooses not to adopt this Resolution, the Transit Realty Use Plan project will not be eligible to receive funding from the Oregon Department of Transportation and Oregon Department of Land Conservation and Development Joint Transportation Growth Management Planning Grant program, and the Plan may not qualify for other potential grants and funding.

**RESOLUTION NO. 19-05-38**

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TRANSPORTATION DISTRICT OF OREGON (TRIMET) SUPPORTING  
THE CREATION OF A TRIMET TRANSIT REALTY USE PLAN**

**WHEREAS**, TriMet owns and controls significant real property assets that can contribute to meeting the land use and transportation goals defined in the Metro 2040 growth concept; and

**WHEREAS**, TriMet's April 2019 Business Plan includes a Key Strategic Action to support Transit Oriented Development and equitable housing for value capture that supports higher transit demand around existing MAX, Division Transit Project, and Frequent Service; and

**WHEREAS**, a demonstration of support from the TriMet Board of Directors (Board) for the creation of a Transit Realty Use Plan is required in order for TriMet to qualify for a Transportation Growth Management (TGM) Program Planning Grant; and

**WHEREAS**, the Board desires to demonstrate its support the creation of a Transit Realty Use Plan;

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

That the TriMet Board supports the creation of a Transit Realty Use Plan for TriMet's real property within the transit system.

Dated: May 15, 2019

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

Attest:

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

Approved as to Legal Sufficiency

  
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Legal Department

