



BUILDING SUSTAINING LEADING

BRIDGE HOUSING
CORPORATION

BRIDGE PROPERTY
MANAGEMENT COMPANY

BRIDGE ECONOMIC
DEVELOPMENT CORPORATION

March 7, 2022

To: Steve Routh, Chair Planning and Sustainability Commission

From: Kurt Creager, EVP BRIDGE Housing PNW

Dear Chair Routh and members of the Planning & Sustainability Commission;

My name is Kurt Creager and I am speaking on behalf of BRIDGE Housing. My local address is 1631 NE Broadway Suite 153, Portland, OR 97232. Thank you for the opportunity to speak in favor of the City-Proposed vacation of that segment of NE 42nd north of NE Halsey Street extending south and ending at the pedestrian bridge across the Union Pacific and Max train lines. Vacation of this segment of Right of Way (ROW) would provide the following public benefits:

- 1) Allows the hollywoodHUB affordable housing project of 201 residential dwelling units (198 affordable & 2 manager units) to move forward; the housing site proposed by BRIDGE Housing is currently home to an electrical transformer and substation that TriMet will relocate under the new pedestrian ramp in the right of way, thereby extending the economic life of the infrastructure;
- 2) Is an exemplar for our region's vision of equitable transit-oriented development;
- 3) The first high-rise, 13-story ETOD in TriMet's history whereas most past projects have been low and mid-rises adjacent to transit (but not typically integrated with transit);
- 4) 201 affordable homes in a neighborhood that has historically been unaffordable to people and communities of color;
- 5) 65% of the 198 dwellings proposed would be family-sized units with 2 and 3 bedrooms;
- 6) Right of way will be improved as a pedestrian *paseo* or market street that will make connection between Halsey and MAX safer, and allow for year-round community programming;
- 7) Allows TriMet to make the access ramp to the pedestrian bridge ADA accessible; and
- 8) Preserves the potential to bicyclists and pedestrians to gain access to the proposed Sullivan's Gulch trail.

Thank you for the opportunity to speak in favor of this Right of Way vacation. I would be happy to respond to questions you may have.

Copy: Lance Erz, Director of Rel Property, TriMet Legal Services Division
Guy Benn, TOD Program Manager, TriMet