



Metro



At a glance

Location: 9699 SW Barber St.,
Wilsonville, OR 97070

Funding approval date: June
11th, 2024

Development Cost: \$57.8
million

TOD Program funding:
\$250,000

Number of units: 121

**Number of regulated
affordable units:** 120

Commercial area: 5,830 square
feet

Height: 5 stories

Parking: 14 surface spaces

Increased transit ridership:
8,499 annual trips

Developer/Contractor:
Palindrome Communities

Architect: YBA Architecture

oregonmetro.gov/TOD

Wilsonville Transit Center Development: Wilsonville, Oregon

TOD Project Seven Day Notice

Project Description

Wilsonville Transit Center will include 121 housing units including a mix of studio, one, two, and three-bedroom apartments and 5,830 square feet of retail space. Units will be restricted to 30% to 80% of Area Median Income (“AMI”) with twenty units supported by project-based vouchers. The project will include 14 on-site parking spaces. The developer will also incorporate a transit welcome center into the ground floor lobby. TriMet and the developer have entered into a shared parking agreement which will allow residents to use parking at the adjacent park and ride in addition to the 14 on-site spaces.

The City of Wilsonville currently owns the 1.39-acre project site and has sought for several years to bring housing and activity to the Wilsonville Transit Center. In 2022, Wilsonville initiated a competitive process to bring affordable housing to the parcel and selected Palindrome Communities as the project developer. The project will be one of the first affordable housing projects in Oregon to use income averaging. Instead of all units being restricted at levels below 60% of AMI, some units will be rented at levels as high as 80% of AMI, with offsetting units at 30% of AMI, preserving an overall average rent level of 60% of AMI or less.

The site is within a Metro designated Transit Community. In addition to Westside Express Service (“WES”) commuter rail service connecting to

Beaverton Transit Center, the site is served by several bus lines operated by South Metro Area Regional Transit ("SMART"). The immediate area includes a mix of open space and light industrial uses. The 350-acre Coffee Lake Nature Park is located immediately west of the site. Wilsonville Town Center, which has a Fred Meyer grocery store, is located approximately 0.5 miles to the southeast and is accessible via the SMART 4-Wilsonville Road bus line. The site is currently vacant and zoned planned unit industrial. An amendment to state law passed in 2023 allows affordable housing development on non-residential land. No parking is required due to the project's transit-served location.

The project will be a five-story, elevator-served building with a landscaped plaza, on-site parking and shared parking on the adjacent TriMet parcel. In addition to providing affordable housing for 121 households, the project will incorporate a SMART transit welcome center, a Wilsonville Community Sharing food bank, and a 5,830 square foot retail space. For the retail space, Palindrome proposes to create a coffee shop and tap room with a focus on commuters, area employees, and neighborhood residents within walking or biking distance. Funding includes a range of sources including Metro Regional Affordable Housing Bond funds, 4% low-income housing tax credits, and 45L federal energy tax credits. The project also received a \$1.9 million state grant to create a transit welcome center.

Conditions of Approval

On June 12th, 2024, the TOD Steering Committee authorized \$250,000 in TOD Program funding for Wilsonville Transit Center with the following conditions:

1. One five-story building.
2. 120 residential units restricted to households with incomes ranging from 30% to 80% Area Median Income, plus one manager unit.
3. Approximately 5,830 square feet of commercial space.
4. Approximately 14 on-site parking spaces.



Marissa Madrigal
Chief Operating Officer

6/21/2024

Date

This notice is issued in accordance with the TOD Program Work Plan adopted by Council Resolution 12-4363 which states: "Following project funding approval by the TOD Steering Committee, the Chief Operating Officer shall issue a Seven-Day Notice to provide written notification to the Metro Council of the proposed project. The Councilors have seven (7) days from issuance to request that the COO provide an opportunity to review the decision in executive session. The decision of the TOD Steering Committee becomes final after seven (7) days if no Councilor(s) request it be presented to the full Metro Council for review."