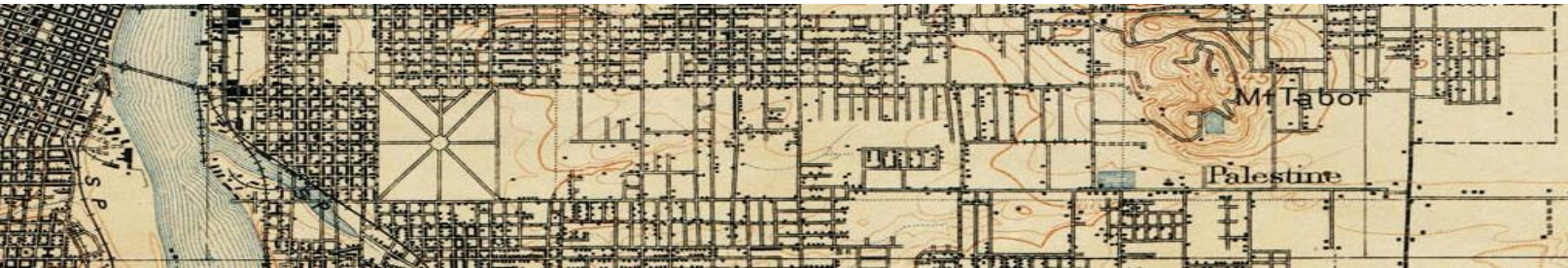


DIVISION

TRANSIT PROJECT



Community Advisory Committee

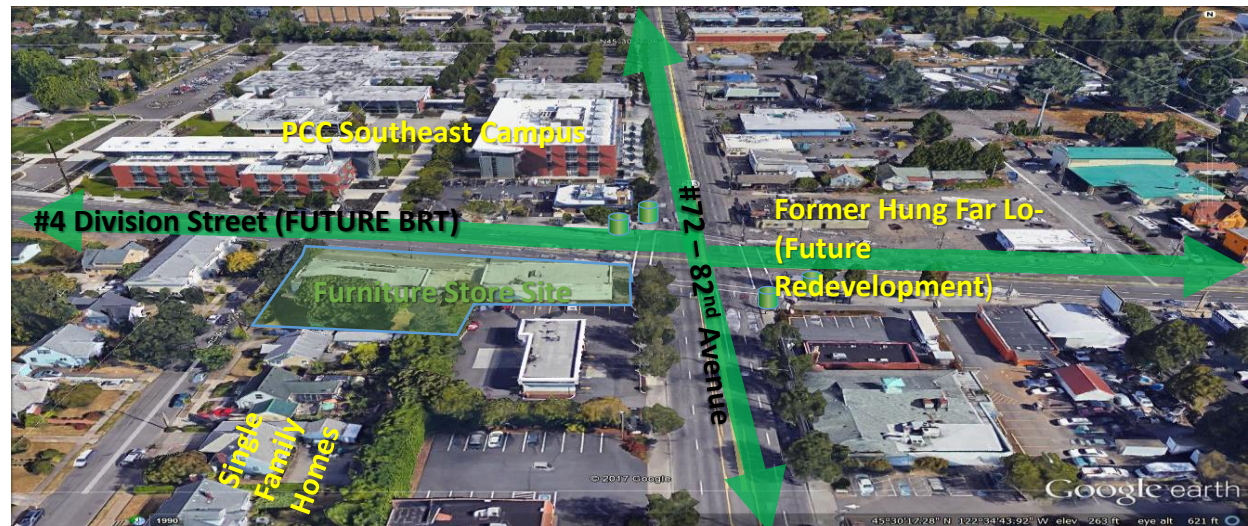
APRIL 19, 2018

Jade Apartments Update

Jonathan Williams
Metro

Jade Apartments Update

- 48 unit affordable housing project with rents affordable at 30% to 60% of area median income
- 4,800 square foot headquarters for APANO with event space



Background

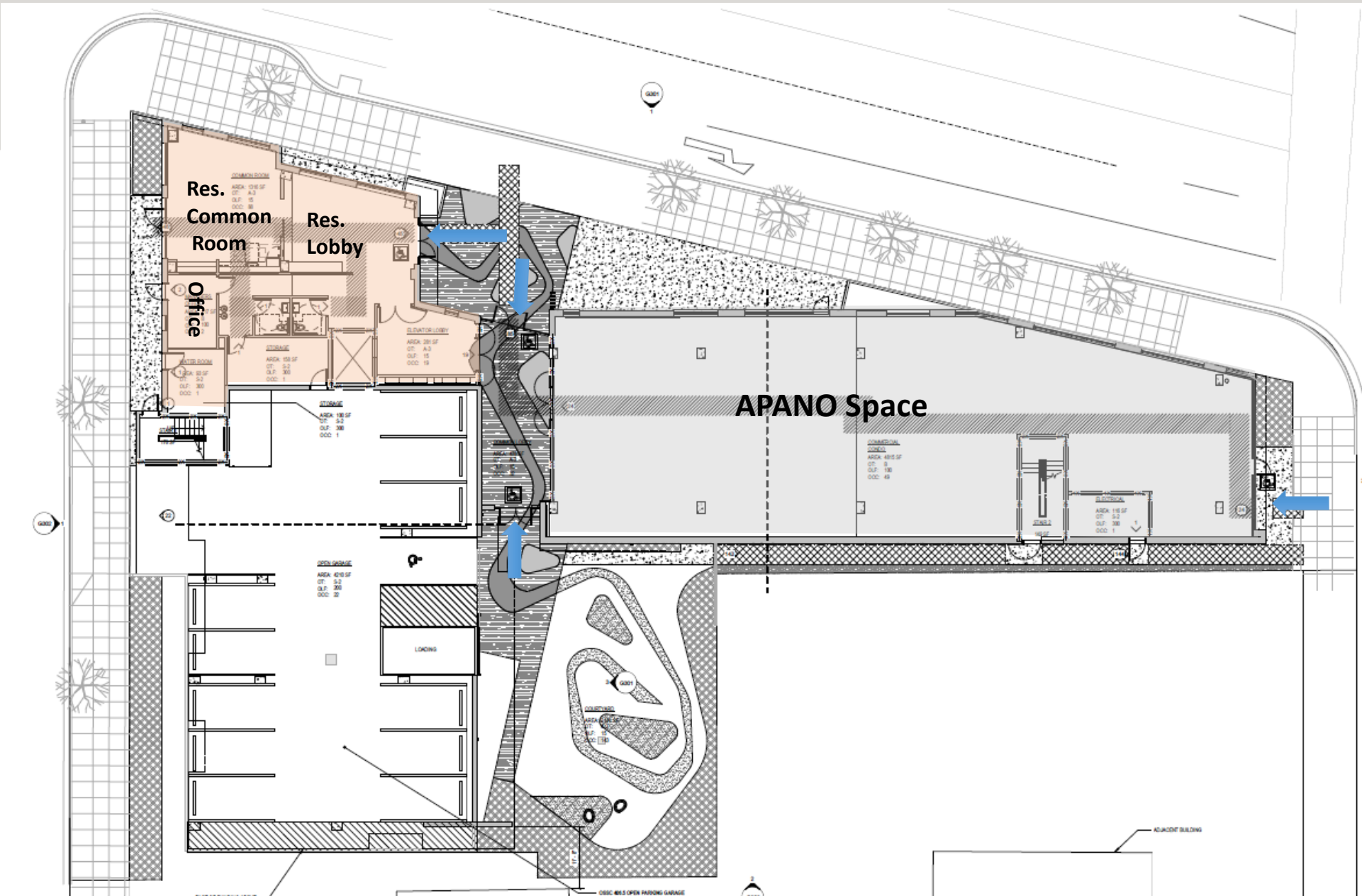
- Property identified during Division Transit outreach
- Metro acquired site in December 2014
- ROSE CDC selected as developer in August 2016
- Design refined through series of community meetings
- Construction started January 2018



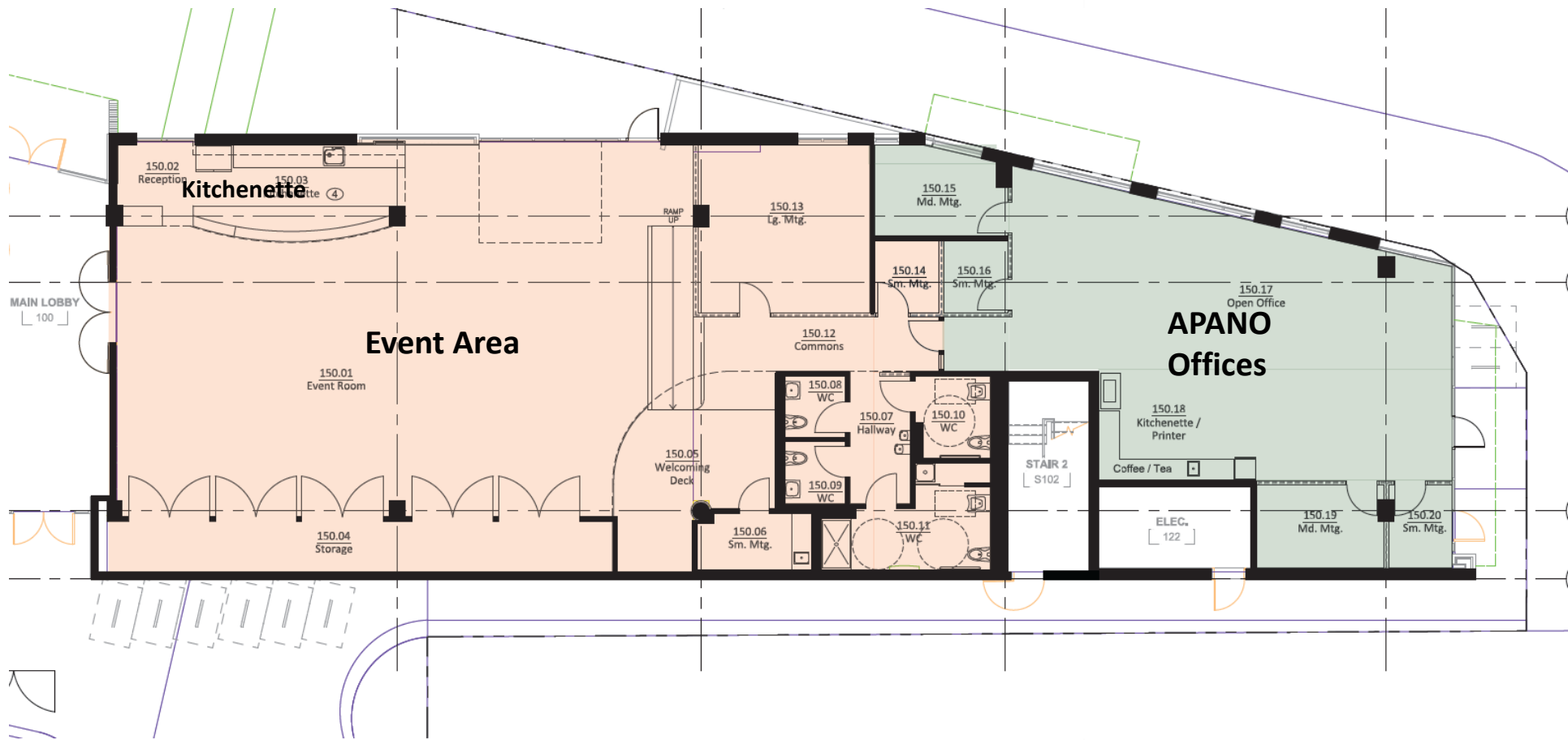
East and North Elevations



Ground Floor



APANO Space Detail



Units and Rents

<u>Unit Type</u>	<u>Typical Size (SF)</u>	<u>Number of Units</u>	<u>Anticipated Rent</u>	<u>\$ PSF</u>
One Bedroom 30% AMI	548	3	\$348	\$0.64
One Bedroom 50% AMI	563	24	\$624	\$1.11
One Bedroom 55% AMI	598	5	\$692	\$1.16
One Bedroom 60% AMI	548	1	\$761	\$1.39
Two Bedroom 50% AMI	791	3	\$747	\$0.94
Two Bedroom 60% AMI	804	9	\$912	\$1.13
Three Bedroom 60% AMI	1,000	3	\$1,050	\$1.05
Manager's Unit (2BR)	805	1	N/A	
Total		48		

<u>Unit Type</u>	<u>Size (SF)</u>	<u>Number of Units</u>	<u>Anticipated Rent</u>	<u>\$ PSF</u>
APANO Space	4,851	1	N/A	N/A

Unit Amenities

Refrigerator
 Electric range
 Dishwasher (3 bedroom unit)
 Unit controlled through the wall heating and cooling

Common Amenities

Community room
 Outdoor play area
 Laundry room
 Hallway bike storage

Timeline

- Constructed started in January 2018
- Shell completion expected July 2018
- Building completion February 2019
- Start of leasing March 2019



Project Update

- Pursuing Congressional path – Formal process June through October
- Closing the local funding gap with regional partners
- Applying tools and ethic from *Refinement* process in updating design documents
- Recent reduction in budget allocation to Powell Garage
- 35% Design completion and Open Houses expected in June

FTA - Project Ready

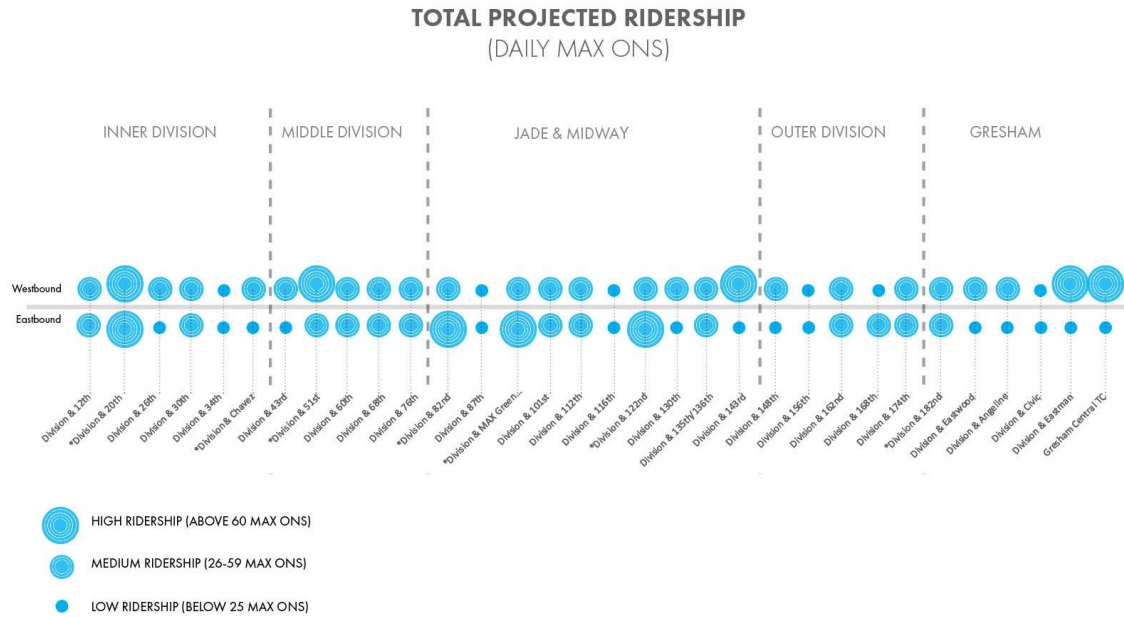
FEDERAL FUNDING

- ✓ Securing local funding
- ✓ Aligning costs with budget
- ✓ Expediting NEPA to submit to FTA
- ✓ Finalizing third party agreements
- ✓ Completing other Federal deliverables

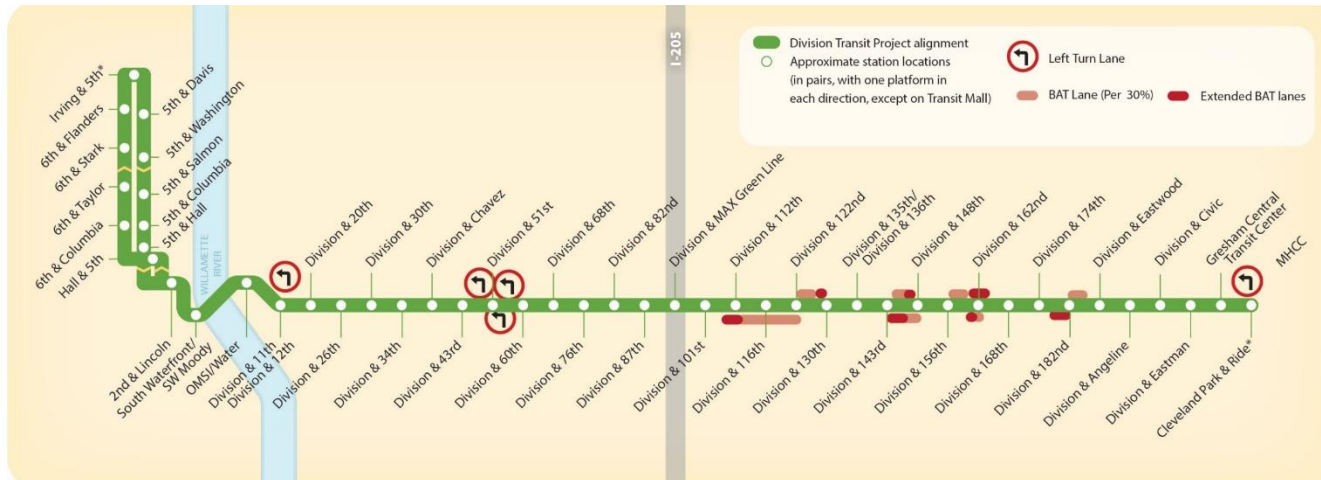
Schedule

	March		April				May					June			
<i>Week Start</i>	19	26	2	9	16	23	1	7	14	21	28	4	11	18	25
35% Design Effort	█	█	█	█	█	█	█	█	█	█					
TriMet Distribute Design											█				
TriMet Cost Estimate											█	█	█	█	
Partner Review												█			
Partner Comment Review															█
60% Design Effort											█	█	█	█	█

35% Design Approach



- Enhanced Platform
- Standard Platform
- Light Touch Platform
- Established Platform
- Explore Bikes Up and Over
- BAT Lanes
- Laneway Reconfiguration
- Signals



Next Steps + Areas of Focus

- Maintained commitment to 15-20% performance improvement
- Establishing a parallel process to vet approach to bicycle interface
- Continue to refine signal optimization with jurisdictional partners
- Close coordination with Outer Division Multi-Modal Safety Project (ODMMSP) to ensure complementary design
- Ongoing work in the community to coordinate input
- 35% Design Open Houses

Questions?