Transit-oriented development

Project Profile

Block 75

Portland, Oregon

Block 75 is the first mixed-use structure of its type in the Burnside Bridgehead area with 10 stories of apartments, creative workspaces and ground floor retail/restaurants over underground parking. Block 75's innovative design, variety of uses and large scale make it a cornerstone in the city of Portland's efforts to revitalize the area, attracting activity throughout the day and evening.

The Works Partnership design for Block 75 defines the pedestrian realm, provides transparency along the street, encourages multimodal movement to and through the site and has distinctive achitectural character. On the ground floor, five retail and restaurant spaces activate sidewalks and create a cluster of new activity. The next two and a half floors, including a mezzanine, feature over 31,000 square feet of adaptable creative office/workspace. The building's top six floors offer a mix of studio, one-bedroom and two-bedroom apartments, with views of bridges, the downtown skyline, the West Hills and Mount Hood. The underground garage has 42 parking spaces, a bike maintenance facility and covered racks for up to 130 bikes.

Prominently located at intersection of two major transit corridors, Block 75 is well served by Portland Streetcar and four TriMet Frequent Service bus lines running directly in front, and the Convention Center MAX station within comfortable walking distance. It is a quick walk or bike ride to downtown Portland or the vibrant Central Eastside.

AT A GLANCE

Location Corner of NE Martin Luther King, Jr. Blvd. and Couch Street, Portland

Status Completion expected summer 2016

Total development cost $35 million

TOD program funding $500,000

Mixed uses 75 market rate apartment units, 31,140 square feet creative office/workspace, 8,335 square feet retail space

Building 10 stories over underground parking

Parking 42 underground parking spaces; secured, covered parking for 130 bikes

Site 0.4 acre

Density 7.7 FAR, 175 units/acre

Increased transit ridership 29,833 trips

Metro

Clean air and clean water do not stop at city limits or county lines. Neither does the need for jobs, a thriving economy and good transportation choices for people and businesses in our region. Voters have asked Metro to help with the challenges that cross those lines and affect the 25 cities and three counties in the Portland metropolitan area.

A regional approach simply makes sense when it comes to providing services, operating venus and making decisions about how the region grows. Metro works with communities to support a resilient economy, keep nature close by and respond to a changing climate. Together we're making a great place, now and for generations to come.

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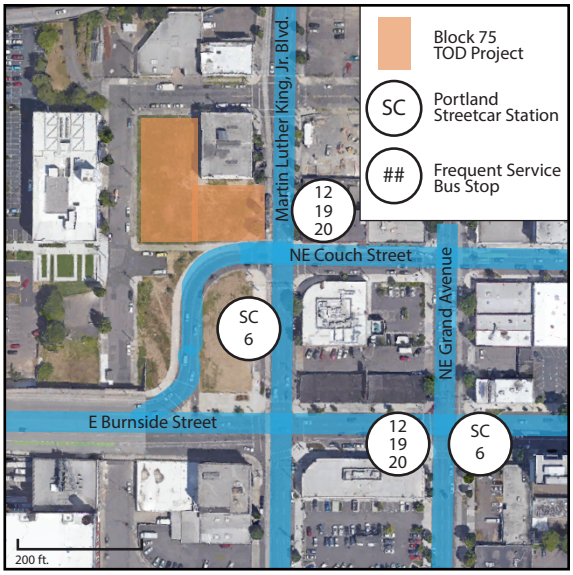

Highlights

- High-rise post-tensioned concrete construction achieves 7.7 FAR
- Unique vertical mix of residential, office and retail uses
- Implements a cornerstone project in the Burnside Bridgehead area
- Additional transit ridership estimated to produce over $1.5 million (net present value) in farebox revenues over 30 years

Private partners

Co-developers
Beam Development
Urban Development Partners

Architects Works Partnership Architecture

Contractor Yorke and Curtis, Inc.

Construction financing First Republic Bank

Public partners

Metro TOD program funding

Portland Development Commission Parcel assembly, site preparation, Burnside Bridgehead framework plan, and developer solicitation

For more information, call 503-797-1756 or visit www.oregonmetro.gov/tod

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