

Clay Creative

Portland, Oregon

Transit-oriented
development

Project Profile



Courtesy Ankrom Moisan

Clay Creative is a five-story industrial office building in Portland's historic Central Eastside Industrial District, designed to appeal to software, creative and sustainable sector businesses.

The creative/industrial office space and retail/restaurant space benefit from high-quality design materials that offer the best of old and new and innovative building efficiency systems.

The use of heavy timber for the building structure and floors provides long clear spans and increased strength. Interior spaces have high ceilings, exposed heavy timber, ample daylight, operable windows and highly flexible open floor plans. A fifth-floor rooftop terrace provides expansive city, river and mountain views.

Cost premiums result from structured parking, fire safety requirements and the change in construction type required because of building height.

The Portland Development Commission recommended Enterprise Zone tax abatements that will directly benefit tenants.

Clay Creative is located a short distance from the OMSI station on the MAX Orange Line and Portland Streetcar as well as numerous bus lines on the Hawthorne Bridge and Tilikum Crossing.

The building is also located in one of the region's most bike-friendly neighborhoods. The project includes 95 secure bike parking spaces, bike repair facilities and shower/locker rooms for employees.

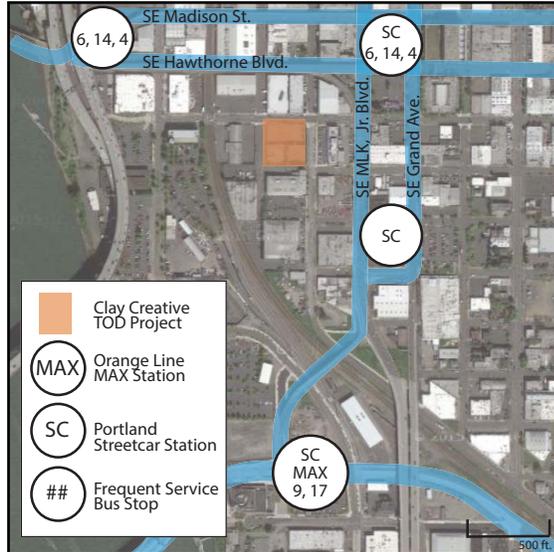
AT A GLANCE

- Location** 240 SE Clay Ave., Portland
- Status** Completion expected summer 2016
- Total development cost** \$21.8 million
- TOD program funding** \$300,000
- Mixed uses** 61,943 square feet office, 5,000 square feet retail
- Building** Five stories
- Parking** 56 surface, 36 structured auto parking spaces; 95 secure bike parking spaces
- Site** 0.92 acre
- Increased transit ridership** 14,238 trips annually



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 protecting open space, caring for parks, planning for the best use of land, managing garbage disposal and increasing recycling. Metro oversees world-class facilities such as the Oregon Zoo, which contributes to conservation and education, and the Oregon Convention Center, which benefits the region's economy.



Highlights

- Desirable creative/industrial office location in historic Central Eastside Industrial District
- High-quality design and materials, including exposed heavy timber
- Fifth floor rooftop terrace with expansive city, river and mountain views
- Located on several frequent bus corridors and close to Orange Line MAX and Portland Streetcar

Private partners

Developer Killian Pacific

Architect Ankrom Moisan

Contractor Turner Construction

Construction financing US Bank

Permanent financing Bank of America

Public partners

Metro TOD program funding

City of Portland Portland Development Commission Enterprise Zone

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