Transit-oriented development

Project Profile

Concordia Apartments

Portland, Oregon

Courtesy Works Partnership

Concordia Apartments is a partnership between Concordia University, Urban Development + Partners) and Metro.

Concordia is a four-story building providing 15 studios, 13 one-bedroom units and six two-bedroom units. The ground floor includes 2,774 square feet of retail space divided between three retail bays.

The development is designed to be an attractive and lasting addition to its neighborhood with steel frame construction over a concrete podium and exterior siding consisting of pressed cedar shingles, cement fiber shingles and cement fiber panels.

Concordia University, located just over a mile away, has agreed to master lease the residential units as housing for its graduate students.

The project will relieve housing competition between students and neighborhood residents and support Concordia's educational mission. An economist concluded that absent public involvement, the site would most likely be developed as a two-story building with ground floor retail and eight housing units.

Located on Killingsworth Street, the project is about 500 feet from the TriMet No. 8 Frequent Service bus line and a short walk from the No. 72 bus line in the bustling Alberta Arts District.

Photo credit: Works Partnership

AT A GLANCE

Location 1650 NE Killingsworth St., Portland

Status Completion expected 2016

Total development cost $6.4 million

TOD program funding $250,000

Mixed uses 34 market-rate apartments, 2,774 square feet retail

Building Four stories

Parking 10 tuck-under auto parking spaces, bicycle storage locker for 25 bikes

Site 0.23 acre

Density 10,220 trips annually

Increased transit ridership 14,238 trips annually

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 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

- Arrangement with nearby Concordia University will reduce housing competition between students and neighborhood
- Short walking distance to two bus lines and the Killingsworth and Alberta business districts
- Bicycle storage locker for 25 bikes
- Communal deck space on each floor

Private partners

Developers Urban Development + Partners, Hugh Development

Architect Works Partnership

Contractor Colas Construction

Construction financing First Republic Bank

Permanent financing First Republic Bank

Public partners

Metro TOD program funding

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

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10186 May 2016