

KStation

Portland, Oregon

Transit-oriented
development

Project Profile



KStation, a contemporary design, four-story condominium and retail development on the corner of Northeast Interstate Avenue and Killingsworth Street, opened in October – a project that was seven years, two developers and \$16 million in the making. KStation is a mixed income development with 60 percent of the 57 one-and two-bedroom homes affordable at 80 percent median family income. The Interstate MAX Yellow Line stop and frequent service bus stop are just steps from the front door. Bike racks on every floor of the building also support the use of non-motorized transportation options.

Because KStation falls within the Interstate Corridor Urban Renewal Area, it was designed to meet the economic development and social justice objectives identified in the urban renewal area plan, and developed with extensive neighborhood involvement. The project has exceeded the plan's social justice objective with 40 percent minority, women and emerging small business participation. The project attained the plan's economic development objective by fostering a healthy business environment with 9,000 square feet of for-sale and lease-to-own commercial condominiums on the ground floor for neighborhood-serving retail businesses.

The LEED Platinum certified building satisfies the plan's objective of using innovative green design and construction techniques by offering solar-thermal hot water heating, energy efficient appliances, green roofs and onsite storm water management. Other sustainable features include bike parking on every floor, recessed lighting, oversized windows and light shelves that bounce natural daylight up toward the ceiling and deep into the interior of the room.

AT A GLANCE

Location 1455 Killingsworth St., Portland

Status Completed 2011

Total development cost \$13.9 million

TOD program funding \$250,000

Mixed uses 33 affordable condo units and 21 market rate units; 9,200 square feet of retail

Parking 34 surface and 16 structured parking spaces

Site 0.73 acres

FAR 2.1

Density 74.0 dwelling units per acre

Increased transit ridership 14,481 annual trips



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

- 57 affordable condominium units at 80% MFI
- Located immediately on MAX Light Rail and frequent service bus stops
- LEED Platinum green building features
- Meets or exceeds objectives set forth in the Interstate Corridor Urban Renewal Area plans
- Down payment assistance loans available for income-eligible first-time home buyers
- Bike parking on every floor and a bike wash room

Public partners

Metro TOD program funding

Portland Housing Bureau

Portland Development Commission

Private partners

Developer Winkler Development Corporation

Architects Vallaster Corl Architects

Contractors R&H Construction

Construction financing Wells Fargo Bank

Leasing Willamette Realty Group

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

