

Transit-oriented  
development

Project Profile

# The Knoll

Tigard, Oregon



The Knoll is a multi-story apartment building developed by Community Partners for Affordable Housing providing affordable, active living for low income seniors. These units have helped to satisfy an important need for housing options for seniors in Washington County. Located at Hall Boulevard and Southwest Hunziker Road, this project serves as a landmark gateway into the Tigard town center and as a catalyst for new urban development in Tigard. It is conveniently located less than 0.5 miles from both the 12-Barbur Boulevard frequent service bus line and the Tigard WES Commuter Rail Station.

The four-story section of the project faces Hall and Hunziker streets, with the northern portion of the building stepping down to three stories to match the scale of the surrounding residential areas. This urban style project offers 48 energy efficient housing units priced for seniors at 30-50 percent of area median income. On the ground floor is approximately 3,000 square feet of community and meeting space, a library, private residential living room, and computer room with high speed internet.

The Knoll has received special recognition for its innovative “living column” filled with a variety of evergreen and deciduous vegetation that reduce solar gain during the hot summer months, and provides greenery in the cold winter months. The Knoll’s many other green features include energy efficient appliances, deep insulation, auto shut-off lights in bathrooms, and a 15,000-gallon cistern for rainwater collection and reuse.

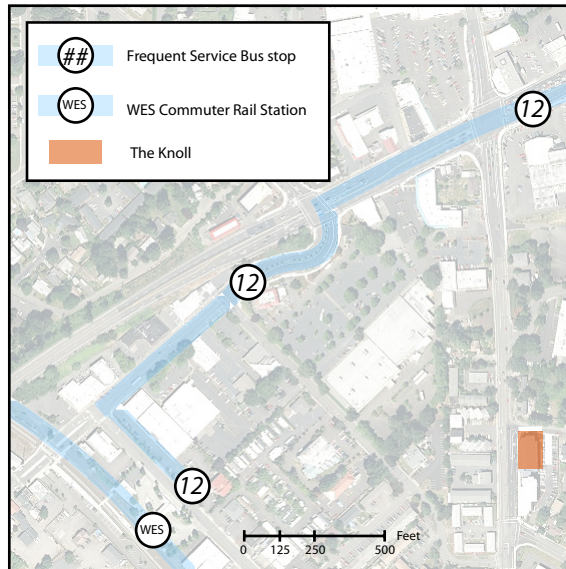
## AT A GLANCE

- **Location** 12360 SW Hall St., Tigard
- **Status** Completed 2011
- **Total development cost** \$6.0 million
- **TOD program funding** \$100,000
- **Building Use** 48 affordable housing units
- **Parking** 42 spaces
- **Building** 3 and 4 stories
- **Site** 0.87 acres
- **FAR** 1.2
- **Density** 55 dwelling units per acre
- **Increased transit ridership** 3,455 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

- 48 affordable senior living housing units priced at 30-50% area median income; 12 units reserved for homeless veterans
- Located within walking distance of Tigard Transit Center, frequent service bus and WES Commuter Rail service
- Numerous green building features including rainwater harvesting for reuse in building, living column, and energy efficient appliances
- Ground floor community space, library, and computer room

## Public partners

**Metro** TOD program funding

## Private partners

**Developer** Community Partners for Affordable Housing

**Architects** Carleton Hart Architecture

**Contractors** LMC Construction

**Construction Financing** JP Morgan Chase

**Permanent Financing** Oregon Affordable Housing



For more information, call 503-797-1757 or visit [www.oregonmetro.gov/tod](http://www.oregonmetro.gov/tod)