

# Center Commons

Portland, Oregon

Transit-oriented  
development

Project Profile



Situated on 4.8 acres and located within a five-minute walk of the Northeast 60th Avenue MAX light rail station, Center Commons is a mixed-income, transit-oriented development consisting of four apartment buildings and 26 townhouses.

These transit village apartment buildings contain 172 units of affordable housing for seniors, 60 affordable family units and 56 market rate units. The buildings are two to five stories with densities of up to 73 units per acre, an average density of 65 units per acre, and a low parking ratio of 0.61 spaces, partially achieved by the affordable senior units.

An on-site day care facility and a play area for children are located on the ground floor. The three-story condominium townhouses were built primarily for first time homeowners and made available for sale to both conventional and below-median-income buyers. Income qualifying households receive a 10-year transit-oriented property tax abatement from the city of Portland because of the development's proximity to the MAX light rail system. After extensive negotiations

between the developer, Portland Development Commission, and the Federal Transit Administration, the land was purchased from the PDC with an FTA voluntary acquisition at a price below its appraised fair market value.

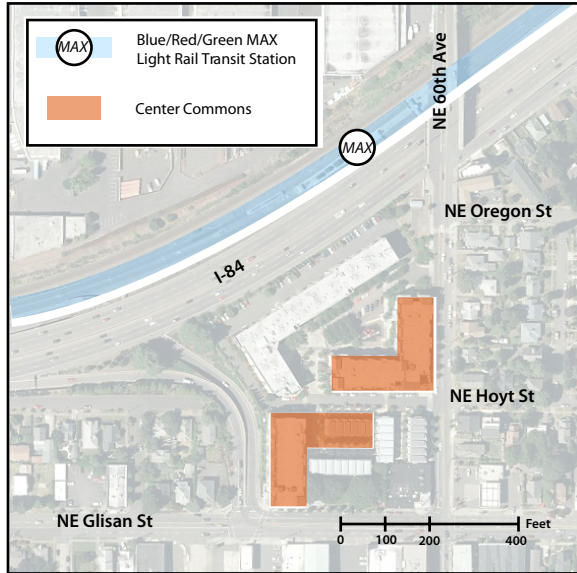
## AT A GLANCE

- Location** 5900 NE Hoyt St., Portland
- Status** Completed 2000
- Total development cost** \$30.4 Million
- TOD program funding** \$332,157
- Mixed uses** 288 total housing units; 1500 square feet of retail
- Building** Four stories
- Parking** 101 structured and 91 surface parking spaces
- Site** 4.9 acres
- Density** 65 dwelling units per acre
- Increased transit ridership** 45,817 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.

- The first project in the United States to be funded with FTA funds where the property was bought and sold in escrow to achieve a land value write-down
- 172 affordable senior housing units, 60 affordable family units, and 56 market rate units
- Exceptionally high densities and low parking ratio



### Private partners

**Developer** American Pacific Properties, Inc.

**Architects** Vallaster Corl Architects PC and OTAK

**Contractor** Walsh Construction

**Permanent financing** PDC, Oregon Housing and Community Services, Metro

### Public partners

**Metro** TOD program funding

**City of Portland**

**Portland Development Commission**

**Federal Transit Administration**



For more information, call 503-797-1756 or visit [www.oregonmetro.gov/tod](http://www.oregonmetro.gov/tod)