

Transit-oriented development

Project Profile

20 Pettygrove

Portland, Oregon



20 Pettygrove fills an under-supplied market niche of transit-oriented workforce housing within the urban amenity rich Northwest District. This is significant to maintaining a jobs-housing balance given the high number of service jobs and the recent spate of condo conversions in the neighborhood. By reducing the need for private auto use, the strong transit orientation of the project will further enhance the affordability of the units for residents and limit the project's impact on local and regional infrastructure and natural systems.

On the ground floor of the building is a coffee shop and wine bar. The eclectic Northwest 21st/23rd Avenue main streets are within walking distance and offer shopping and services for everyday needs. Bicycle connectivity is provided on Overton Street, Raleigh Street, and 18th and 19th avenues. The project includes a number of sustainability features including raised stormwater planters at the street level and secure bike parking.

20 Pettygrove makes the most of the neighborhood's maximum allowable building height of 65 feet with 90 units in six stories. The development's mix of studios and one-bedroom

units with two-bedroom apartments provides smaller units to satisfy the workforce housing shortage. The resulting net density is 50 percent higher than the most recent construction in the area, adding badly needed rental units to a tight market that drives rents higher.

AT A GLANCE

Location 1984 NW Pettygrove, Portland

Status Completed 2012

Total development cost \$15.4 million

TOD program funding \$350,000

Mixed uses 90 market rate apartment units; 1,730 square feet of retail

Building Six stories

Parking 18 structured parking spaces

Site 0.34 acres

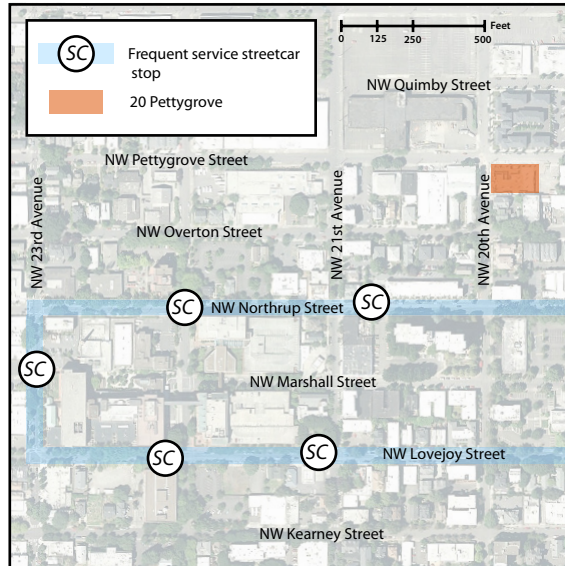
Density 261 dwelling units per acre

Increased transit ridership 17,551 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

- 90 market-rate apartment units fill workforce housing need
- A short walk from streetcar and frequent service bus stops, and excellent bike network connectivity
- 4.8 floor area ratio
- Conveniently located near an abundance of shopping, services and amenities
- Low 0.2 parking to unit ratio

Private partners

Developer Phase Two Development

Architects William Wilson Architects

Contractor Pavilion Construction

Leasing Affinity Property Management

Public partners

Metro TOD program funding



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