

Hollywood Apartments

Portland, Oregon

Transit-oriented
development

Project Profile



The Hollywood Apartments is a mixed-use development that provides market-rate and workforce housing within Northeast Portland's Hollywood District. The development fills a vacant lot next to the Hollywood Theatre with a design that preserves views of the theater's Byzantine façade and marquee while providing 10 regulated affordable and 37 market-rate urban-style apartments. Additional features include ground floor retail space and a public plaza, 61 secured bike parking spaces and no off-street parking. The site is conveniently located three blocks away from the Blue, Red and Green MAX lines at the Hollywood/NE 42nd Transit Center station and has two high-capacity transit lines, the 12-Barbur/Sandy Blvd and 75-Cesar Chavez/Lombard, located just outside.

The Hollywood Apartments is an excellent example of providing a variety of housing within the amenity-rich Hollywood District, with its access to a growing concentration of service and health care jobs. The unit mix includes 4,000 square feet of ground floor retail and four additional floors with a mix of studios, one- and two-bedroom apartments. The transit-oriented development fills an undersupplied market niche of transit-oriented workforce housing; all the studios and one bedroom apartments are available for less than \$1,000 per month.

Features were included to enhance the pedestrian and cyclist environment. The city of Portland agreed to convert a street segment with parking and dedicated the area for pedestrian use. The city-owned public space contributes to the Hollywood Apartments pedestrian area for approximately 12,000 square feet of plaza space. The public space features a public plaza, courtyard and storm water planters with landscaping. The Hollywood Apartments also provides 61 secured bicycles storage spaces and no off-street parking to accommodate and encourage increased transit and bike use.

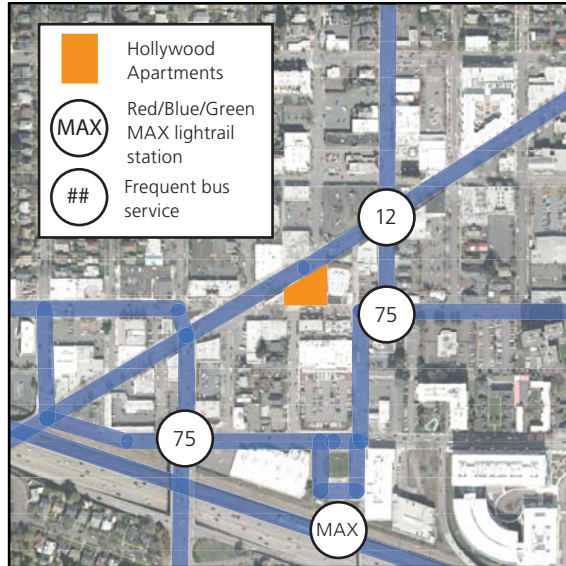
AT A GLANCE

- **Location** 4100 NE Sandy Blvd.
- **Status** Completed 2013
- **Total development cost** \$6 million
- **TOD program funding** \$300,000
- **Mixed uses** 10 affordable income, 37 market-rate apartment units, 4,000 square feet of new retail
- **Building** Five stories
- **Parking** 61 secure bicycle parking spaces
- **Site** 0.25 acre
- **Density** 3.5 FAR, 188 units/acre
- **Increased transit ridership** 17,750 trips annually



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.

- No off-street parking and 1.3 bike parking spaces per unit
- Conveniently located near an abundance of shopping, services, and amenities
- Located on frequent bus corridors within a quarter-mile of MAX station with Red, Blue and Green lines
- Repurposed adjacent public right-of-way with parking into public plaza.

Private partners

Developer Urban Development Group or Creston Homes

Architects Myhre Group

Public partners

Metro Land acquisition & TOD program funding

City of Portland Multiple-Unit Limited Tax Exemption (MULTE)



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