

## Transit-oriented development

### Project Profile

# Northwood

Portland, Oregon



Northwood is a four-story multi-family development in Portland's Kenton neighborhood. The building features 57 studio, one- and two-bedroom apartments and 1,652 square feet of ground floor retail/restaurant space. There are three live/work units located on the ground floor.

A secure 17-space parking garage and interior storage for 30 bicycles are located at the back of the building.

In addition, the project provides street parking for eight bicycles, and in-unit wall racks for 114 bicycles.

The building's exterior materials comply with the design standards of the Kenton Conservation District and consist of plaster, painted fiber, cement and sheet metal accents.

Kenton was originally a company town founded in 1911 for the Swift Meat Packing Company. Northwood is located within walking distance of Kenton's historic downtown, including the library and several restaurants.

Cost premiums are related to parking, vertical mixed use and building height.

Located at the intersection of Interstate and Fenwick, Northwood is within 500 feet of the Kenton/North Denver Station of the Interstate MAX line.

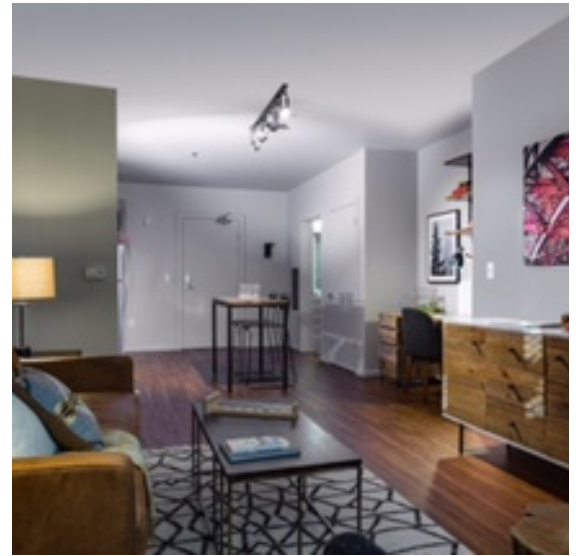
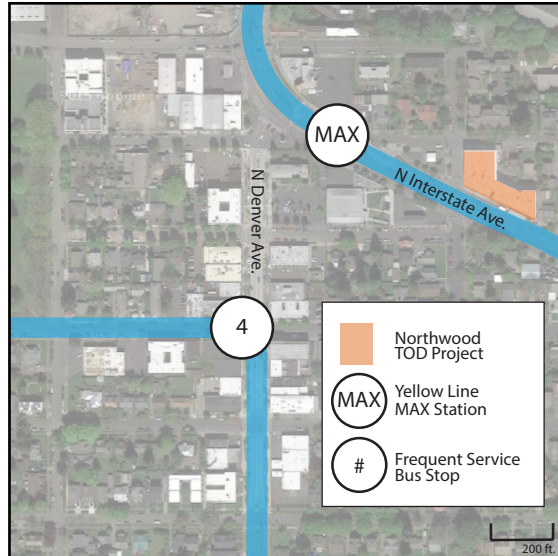
### AT A GLANCE

- Location** 8300 N Interstate Ave., Portland
- Status** Completed 2015
- Total development cost** \$9.1 million
- TOD program funding** \$350,000
- Mixed uses** 57 market-rate apartments, three live/work units, 1,652 square feet retail
- Building** Four stories
- Parking** 16 tuck under auto spaces, 38 bicycle spaces plus in-unit wall racks
- Site** 0.45 acre
- Density** 66 dwelling units per acre
- Increased transit ridership** 17,258 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

- Walking distance to historic downtown Kenton commercial district, parks and MAX
- Washing station for bicycles and pets
- Private 1,200 square foot garden
- Common area library
- Units feature hardwood floors, gas stoves and washers and dryers

## Private partners

**Developers** Mary Hanlon and James Meyer

**Architect** SERA Architects

**Contractor** John Residential Construction Group

**Construction financing** HomeStreet Bank

**Permanent financing** HomeStreet Bank, Criterion Investment

## Public partners

**Metro** TOD program funding



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