

Transit-oriented development

Project Profile

The Radiator

Portland, Oregon



The Radiator is a five-story mixed-use office and retail development in North Portland's Boise-Eliot neighborhood.

The building has four floors of office space totaling 29,000 square feet above three ground-floor retail spaces totaling 2,900 square feet. It features a roof deck, an open plaza and secure bike storage with a shower facility.

There is a full photovoltaic array on the roof, vertical sun shades programmed to move with the sun and a stunning open timber-frame floor plan on each level. When completed, it was the tallest wood-framed building in Oregon.

The developer partnered with New Seasons Market, located across North Fremont Street, and two other adjacent mixed-use development projects to create a first of its kind eco-district. The eco-district includes a loop of circulating water where excess heating and cooling loads can be shared between buildings and reduce the demand on natural resources. The loop extends under the street to New Seasons and gathers excess heat

produced from refrigerator units.

The 11 tuck-under parking spaces are used through a shared parking plan with a neighboring church.

A semi-public plaza connects the Radiator and the two other mixed-use developments. This amenity serves as an outdoor event space and a connective resource for the surrounding area.

AT A GLANCE

Location 3530 N Vancouver Ave., Portland

Status Completed 2015

Total development cost \$7.9 million

TOD program funding \$300,000

Mixed Uses Office (29,000 square feet) and retail (2,900 square feet)

Building Five stories

Parking 11 tuck under auto spaces used as shared parking with adjacent church

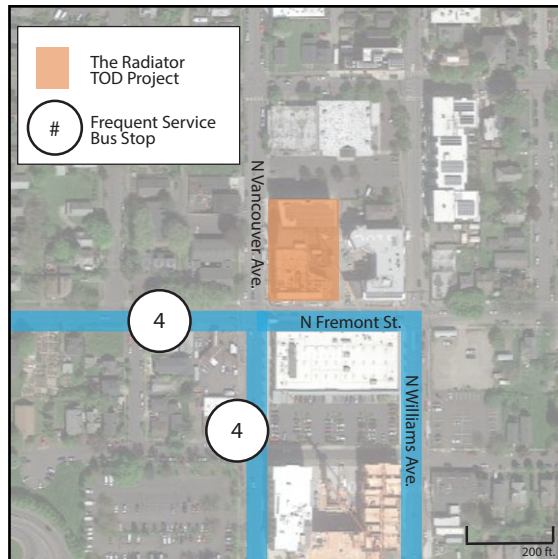
Site 0.28 acre

Increased transit ridership 12,295 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

- Eco-district treatment with nearby New Seasons for heating and cooling
- Shared plaza space featuring pedestrian friendly amenities
- Secure bike parking with showers
- Open, timber frame floor plan
- Full photovoltaic array on the roof

Private partners

Developers Ben Kaiser

Architect PATH Architects

Contractor Kaiser Group LLC

Construction financing Wells Fargo

Permanent financing Wells Fargo

Public partners

Metro TOD program funding

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