

# Buckman Terrace

Portland, Oregon

Transit-oriented  
development

Project Profile



Buckman Terrace Apartments, located in the inner northeast Kerns neighborhood, was among one of the first Metro transit-oriented development projects to record a TOD easement. It was an early example of efforts to transform the auto-oriented Sandy Boulevard into a walkable, mixed-use commercial corridor with ground floor retail, low parking ratios, and enhanced pedestrian amenities.

At the time, it complemented two other completed phases of development at the site with mixed-income housing, a car-share program, innovative on-site stormwater management, and bicycle-oriented amenities. Metro's Transit-Oriented Development program helped offset the higher costs associated with building this five-story, 122 unit mixed-use mid-rise instead of 14 rowhouses.

The development is located on four bus lines and the MAX light rail stop is about a fifteen minute walk away. Buckman Terrace is conveniently located

within walking distance of many local restaurants, cafes, bars, grocery stores, and entertainment.

## AT A GLANCE

**Location** 303 NE 16th Ave., Portland

**Status** Completed 2000

**Total development cost** \$7.2 million

**TOD program funding** \$100,000

**Mixed uses** 122 units at less than 80 percent median family income, 2,000 square feet of retail

**Building** Five stories

**Parking** 71 structured parking spaces

**Site** 0.83 acres

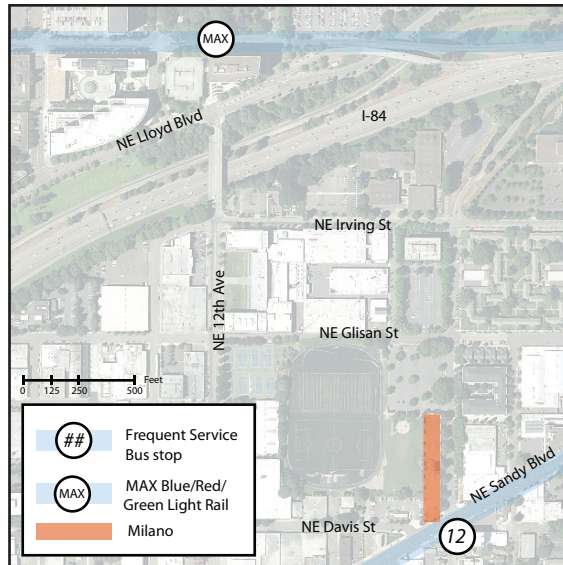
**Density** 147 dwelling units per acre

**Increased transit ridership** 33,480 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

- Recipient of numerous awards including the Governor's Livability Award, city of Portland Pollution Prevention Award and Businesses for an Environmentally Sustainable Tomorrow (BEST) Award
- Early example of innovative green building practices including efficient low-e windows, insulation, and HVAC system, recycled building materials, and native landscaping
- Secure bike parking room with capacity for 90 bikes and lockers

## Private partners

**Developer** Prendergast & Associates

**Architects** Henneberry Eddy Architects

## Public partners

**Metro** TOD program funding



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