

# Patton Park

Portland, Oregon

Transit-oriented  
development

Project Profile



Patton Park replaced an aging motel and parking lot with a vibrant community center, including 54 units of affordable housing at 50 percent median family income and 3,080 square feet of ground floor retail space. The site was acquired by TriMet and developed by REACH Community Development with the financial support of Metro, the City of Portland, Enterprise, and Network for Oregon Housing among others.

Patton Park is located just one block away from the Killingsworth Street MAX light rail station, and is designed with a number of sustainable building features including Energy Star appliances, stormwater retention and reuse, high efficiency heating and ventilation system, passive daylighting and shading, and native plant landscaping.

This development exemplifies the kind of sustainable infill development that will help the region accommodate population growth in centers and corridors in the future – a mix of retail and housing, located across from a park and within walking distance of transit and other amenities, including shopping. Targeted regional investments and public-private partnerships allow communities to

build projects that provide affordable family housing while contributing to walkable, vibrant neighborhoods. This is an example of an affordable housing project that helps keep rents down, enhances the streetscape, and prepares the area for more market-rate development.

## AT A GLANCE

**Location** 5204 N. Interstate Ave.,  
Portland

**Status** Completed 2009

**Total development cost** \$12.2 million

**TOD program funding** \$365,000

**Mixed uses** 3,080 square feet ground  
level retail; 54 affordable rental units

**Building** 5 stories

**Parking** 32 surface spaces

**Site** 0.55 acres

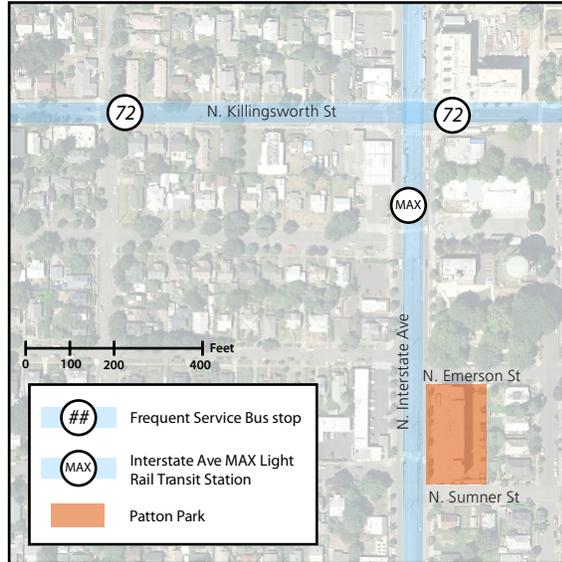
**Density** 98 dwelling units per acre

**Increased transit ridership** 14,018  
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

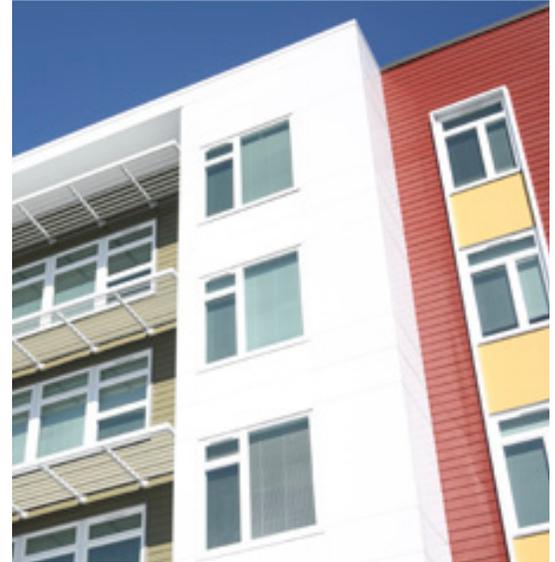
- 54 Affordable housing units at 50% MFI, and 3-bedroom units at 30% MFI
- One block away from MAX light rail transit station and two blocks from a frequent service bus line
- Energy Star appliances, CFL light fixtures, low VOC paints and adhesives, 100% stormwater reuse, passive solar heating and cooling
- Low 0.6 parking ratio
- Project financing was extraordinarily challenging and included a total of nine different financing partners

## Public partners

**Metro** TOD program funding  
**TriMet**  
**Portland Development Commission**  
**Oregon Housing and Community Services Network for Oregon Affordable Housing**  
**Housing Authority of Portland**  
**State of Oregon**

**Federal** One percent Low Income Housing Tax Credits, allocated by the State of Oregon

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



## Private partners

**Developer** REACH CDI  
**Architects** SERA Architects  
**Contractors** Walsh Construction  
**Construction financing** Bank of America  
**Tax credit equity** Enterprise Community Partners  
**Lender** Bank of America