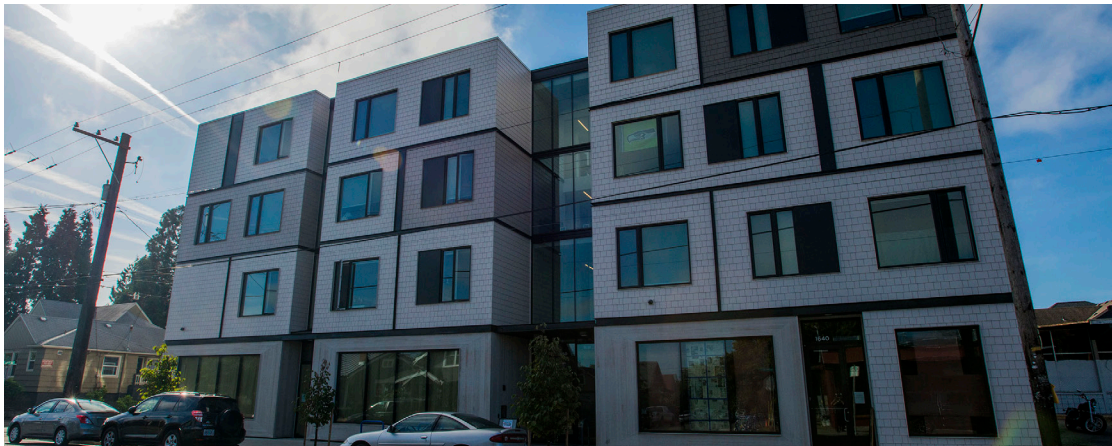




## TRANSIT-ORIENTED DEVELOPMENT

# Concordia K Street Commons: Portland, Oregon



*Courtesy: Concordia University - Portland*

Concordia University K-Street Commons Apartments is a partnership between Concordia University, Urban Development + Partners and Metro.

K-Street Commons is a four-story building providing 15 studios, 13 one-bedroom units and six two-bedroom units. The ground floor includes 2,774 square feet of retail space divided between three retail bays.

The development is designed to be an attractive and lasting addition to its neighborhood with steel frame construction over a concrete podium and exterior siding consisting of pressed cedar shingles, cement fiber shingles and cement fiber panels.

Concordia University, located just over a mile away, has agreed to master lease the residential units as housing for its graduate students. The project will relieve housing competition between students and neighborhood residents and support Concordia's educational mission.

An economist concluded that absent public involvement, the site would most likely have been developed as a two-story building with ground floor retail and eight housing units.

Located on Killingsworth Street, the project is about 500 feet from the TriMet No. 8 Frequent Service bus line and a short walk from the No. 72 bus line in the Alberta Arts District.

### AT A GLANCE

**Location** 1650 NE Killingsworth St.

**Status** Completed 2016

**Total development cost** \$6.4 million

**TOD program funding** \$250,000

**Mixed Uses** 34 market rate apartments, 2,774 square feet retail,

**Building** Four stories

**Parking** 10 tuck-under auto parking spaces, bicycle storage locker for 25 bikes

**Site** 0.23 acre

**Density** 150 dwelling units per acre

**Increased transit ridership** 14,238 trips

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## HIGHLIGHTS

- Arrangement with nearby Concordia University will reduce housing competition between students and neighborhood
- Short walking distance to two bus lines and the Killingsworth and Alberta business districts
- Bicycle storage locker for 25 bikes
- Communal deck space on each floor

## PRIVATE PARTNERS

**Developers** Urban Development + Partners, Hugh Development

**Architect** Works Partnership

**Contractor** Colas Construction

**Construction financing** First Republic Bank

**Permanent financing** First Republic Bank

## PUBLIC PARTNERS

**Metro** TOD program funding