



Metro

## TRANSIT-ORIENTED DEVELOPMENT

## The Jesse Quinn: Forest Grove, Oregon



The Jesse Quinn is Forest Grove's first modern mixed-use transit-oriented development and first major investment from the City's urban renewal authority.

It features 78 market-rate residential units, including a mix of studios, one-, two- and three-bedroom units, and live-work units. The ground floor includes 2,500 square feet of retail space facing Pacific Avenue.

The Jesse Quinn is served by TriMet's 57 bus route, which provides frequent service between downtown Forest Grove and the Beaverton Transit Center.

The City of Forest Grove purchased the site in 2012 and sold it to the urban renewal agency in 2014 as part of the City's strategic redevelopment plan. Metro participated in the project by purchasing a \$250,000 TOD easement, part of a public assistance package of over \$1.5 million.

**AT A GLANCE**

**Location** 1837 Pacific Avenue

**Status** Completed 2018

**Total development cost**  
\$15.5 million

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

**Mixed uses**  
78 market-rate apartments  
2,500 sq foot of retail

**Building** Four stories

**Parking** 61 surface, 32 tuck under

**Site** 1.53 acres

**Density** 51 dwelling units per acre

**Increased transit ridership**  
5,133 annual trips

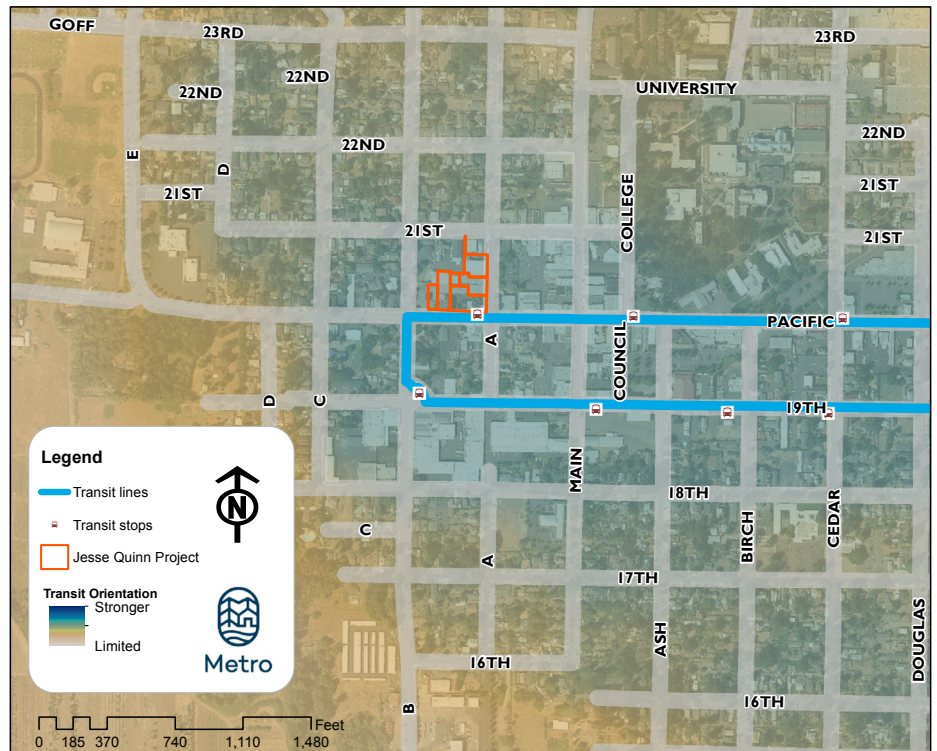
If you picnic at Blue Lake or take your kids to the Oregon Zoo, enjoy symphonies at the Schnitz or auto shows at the convention center, put out your trash or drive your car – we’ve already crossed paths.

**So, hello. We’re Metro – nice to meet you.**

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## HIGHLIGHTS

- Rooftop terrace with views of downtown Forest Grove
- Top floor meeting space and community kitchen
- Community garden
- Playground on the property
- Plaza space along the front of the building
- Fitness center
- Green roof system over carport
- Gated parking area



## PUBLIC PARTNERS

**Metro** TOD program funding

**City of Forest Grove** Land transfer, pre-development assistance, fee waivers and abatements

## PRIVATE PARTNERS

**Developer** Tokola Properties

**Architects** Studio C Architecture

**Contractor** LMC Construction Inc.

**Construction and permanent financing** Washington Trust Bank