Transit-oriented development

Project Profile

The Merrick

Portland, Oregon

The Merrick Apartments are a six-story mixed-use, transit-oriented development encompassing an entire city block. It featured the highest density of all Metro Transit-Oriented Development projects until 2012. It is also considered among the more innovative models on several other accounts.

The construction type – steel frame studs above a concrete deck – was a new structural design proposed for TOD funding. The two structured parking levels – at-grade within the building and underground parking – was another first for a TOD project. The joint venture between C.E. John Company, a highly regarded local commercial developer, and nationally recognized Trammell Crow Residential, was also considered a pioneering partnership effort for successful mixed-use development.

The Merrick is less than a five minute walk to two frequent service bus lines, and three MAX light rail lines at the Rose Quarter Transit Center. It's also conveniently located within walking distance of the Convention Center, Rose Quarter, and shops, restaurants, and entertainment in the Central Eastside and Lloyd districts, and Broadway and

AT A GLANCE

Location 1231 NE Martin Luther King Jr. Blvd., Portland

Status Completed 2005

Total development cost $24 million

TOD program funding $200,000

Mixed uses 185 rental apartments, 15,000 square feet of ground floor retail

Building Six stories

Parking 206 structured parking spaces

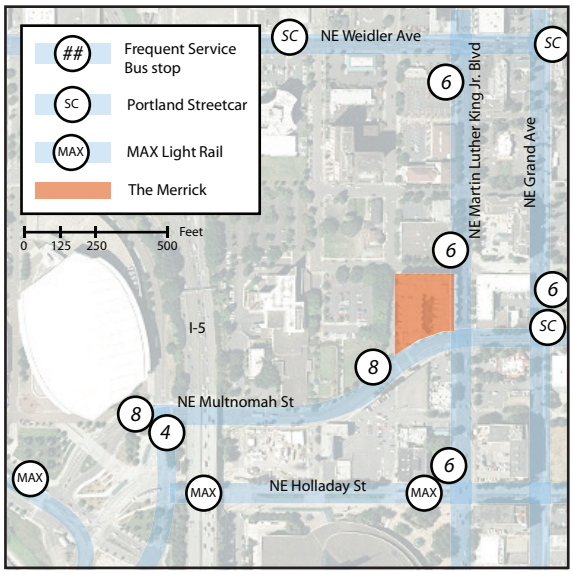
Site 0.9 acres

Density 198 dwelling units per acre

Increased transit ridership 46,409 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

- Use of light guage steel for the structure resulted in low hard construction costs
- A Portland State University study of residents' travel behavior found nearly half (47 percent) of trips were made by transit, walking or bicycling
- Unique partnership between influential commercial and residential developers
- High density (198 units/acre)

Private partners

Developer Trammell Crow Residential, and C.E. John Company

Architects Robert Leeb Architects

Public partners

Metro TOD program funding

For more information, call 503-797-1757 or visit www.oregonmetro.gov/tod

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