

## CASE STUDY: MARKET-RATE HOUSING DEAN RIVER APARTMENTS

Dean River is a four-story market-rate apartment building with units on all four floors, and no car parking.

Occupying 100% of its triangular site, the building has 47 studio units, 2 one-bedroom units, 21 two-bedroom units and 2 three-bedroom units. There are three inclusionary housing units available to renters who have income up to 60 percent of area median level (i.e. income  $\leq$  60% AMI)

Designed by Siteworks Design-Build and developed by [Northwest Sustainable Properties](#), the property makes full use of the 45' permissible zoning height to maximize density. Amenities include a rooftop patio with fire-pit, a fitness center, bike racks, and storage lockers.

TriMet originally acquired this site at the intersection of SE 16<sup>th</sup> and SE 17<sup>th</sup> Avenue in Portland's Central Eastside Brooklyn neighborhood to support the MAX Orange Line project. After widening the roadway and constructing light rail tracks, TriMet held a triangular-shaped parcel that at one point was considered only suitable for a community garden/orchard before this use was ruled out due to soil conditions. Located in a commercial mixed-use zone adjacent to the MAX Orange line and multi-use path, The Dean River apartment projects demonstrates how creative and solution-focused design can bring housing to a challenging site.

This car-free project promotes the use of alternative sustainable transit solutions, and provides high-quality medium-density housing in an evolving neighborhood that has good access to employment and amenities.



### PROJECT HIGHLIGHTS

#### Location

[3255 SE 17<sup>th</sup> Avenue, Portland, OR 97202](#)

#### Status

Completed January 2021

#### Number of Units

72 Units (3 Affordable)

#### Building Details

4-story wood construction; No car parking

#### Density

0.32-acres; 100% coverage; 225 units/acre

#### Nearest Transit (500')

SE 17<sup>th</sup> Ave & Rhine Orange Line MAX Stop  
# 70 (12<sup>th</sup>/NE 33<sup>rd</sup> Ave) Bus  
# 17 (Holgate/Broadway) Bus

#### Increased Transit Ridership

25,289 (est.)