



Metro



## At a glance

**Location:** 3715-3717 N Interstate Avenue, Portland

**Funding approval date:** July 9, 2024

**Development Cost:** \$36.2 million

**TOD Program funding:** \$250,000

**Number of units:** 63

**Number of regulated affordable units:** 62

**Commercial area:** None

**Height:** 6 stories

**Parking:** No parking spaces

**Increased transit ridership:** 8,594 annual trips

**Developer/Contractor:** O'Neil/Walsh Community Builders

**Architect:** Salazar Architects

[oregonmetro.gov/TOD](https://oregonmetro.gov/TOD)

# M Carter Commons Senior Apartments: Portland

## TOD Project Seven Day Notice

### Project Description

M Carter Commons Senior Apartments is a 63-unit, affordable apartment project reserved for seniors earning 30% to 60% of Area Median Income that includes studio and one-bedroom apartments and one unregulated manager's unit. The project will not have any on-site parking.

Northwest Housing Alternatives (NHA) is developing the project in partnership with the Urban League of Portland (Urban League). The site is currently owned by the Kaiser Foundation, which will donate the property to NHA. The Urban League will conduct outreach for leasing and provide culturally specific resident services. The units will be rented to seniors aged 55 and older identified through the City of Portland's North/Northeast preference policy which prioritizes households at risk of displacement or those that have been previously displaced from North or Northeast Portland. Eleven units will be supported by project-based vouchers.

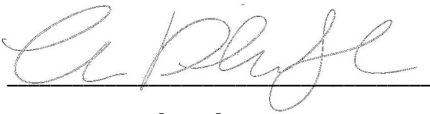
The site is 0.29 acres and located at the intersection of North Overlook Boulevard and Interstate Avenue and is immediately adjacent to Overlook Park and a MAX Yellow Line station. The Kaiser Interstate Medical Center is located across Interstate Avenue to the southeast of the site. Overlook Park provides approximately 11 acres of recreational space. Fred Meyer and New Seasons grocery stores are approximately 1.5 miles and 1.0 miles to the north along the MAX Yellow Line.

A June 2023 Phase I Environmental Site Assessment identified historical uses warranting further investigation including a former gas station and its former underground storage tanks, hoist, and sump; former heating oil tanks associated with two former residences; and a former landfill on the southern portion of the site. The former landfill was part of a larger, historical gulch adjacent to the site that operated as a municipal landfill in the 1920s and 1930s. The former landfill was filled with undocumented fill, which was identified as having the potential to create a methane hazard. Testing of accessible areas (not all areas could be tested due to the presence of an existing building) found no evidence of contamination. The report recommends continued reconnaissance for contaminated soils during the redevelopment of the site and proper handling of any identified hazards.

### Conditions of Approval

On July 9th, 2024, the TOD Steering Committee authorized \$250,000 in TOD Program funding for M Carter Commons with the following conditions:

1. One six-story building.
2. 63 residential units restricted senior households with incomes ranging from 30% to 60% Area Median Income, plus one manager unit.
3. No on-site parking.



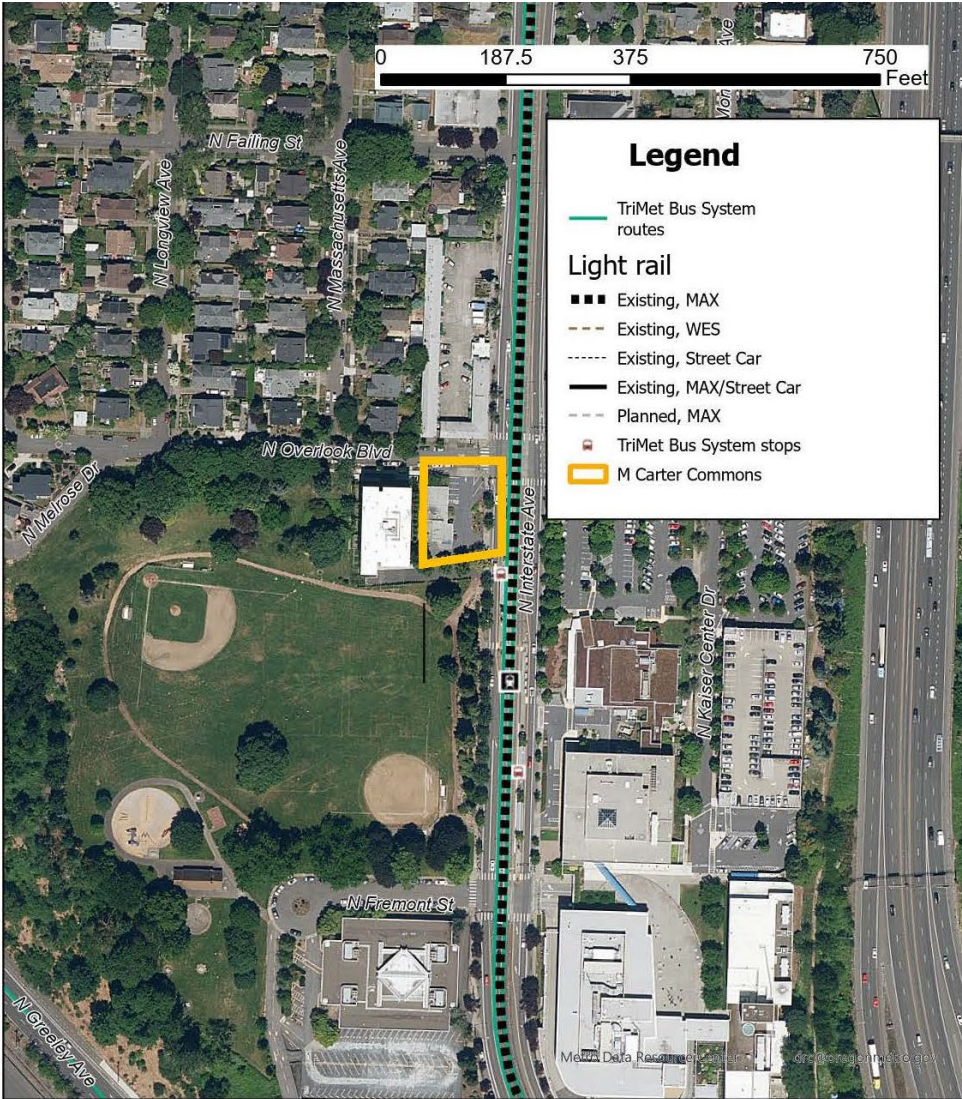
Marissa Madrigal  
Chief Operating Officer

July 25, 2024

Date

*This notice is issued in accordance with the TOD Program Work Plan adopted by Council Resolution 12-4363 which states: "Following project funding approval by the TOD Steering Committee, the Chief Operating Officer shall issue a Seven-Day Notice to provide written notification to the Metro Council of the proposed project. The Councilors have seven (7) days from issuance to request that the COO provide an opportunity to review the decision in executive session. The decision of the TOD Steering Committee becomes final after seven (7) days if no Councilor(s) request it be presented to the full Metro Council for review."*

# M Carter Commons



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