

## Commercial Real Estate

# Northwest Portland apartment cluster to add 5 new buildings

By [Jonathan Bach](#) – Staff Reporter, Portland Business Journal  
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The developer behind the eight-building Northbound 30 Collaborative in Portland plans to add another five buildings to its site.

The planned apartments are in the area of Northwest 30th Avenue and Northwest Nicolai Street. More buildings are going onto a remaining parcel where the Northwest Children's Theater and School had originally planned to move. The theater found another location, according to developer [Noel Johnson](#). "We then didn't need to leave a portion of the site open for them anymore."

The additions mean the site will have a total of 219 apartments in 13 buildings, many of them corner units, according to Johnson. That's up from the earlier planned 145 units across eight buildings.

"Corner units are always better," he said. "They just have more daylight."

Each of the 13 buildings will hold fewer than 20 apartments, so the project does not have to comply with the city's inclusionary housing rules, which generally dictate that buildings with more units have to set aside affordable housing or pay a fee.

Asked if he went with fewer than 20 units to evade the inclusionary housing requirements, Johnson said no, but also said he "did not want to have to endure the IH policy, so the design is not dictated by the IH policy," adding that he "did not want to build a project encumbered by the IH rules."

He is developing the apartments with an institutional equity partner, whom he declined to name. The project will be approximately 210,000 square feet.

The "collaborative" in project name comes from the fact that architects from different firms — Leeb Architects, Jones Architecture and Waechter Architecture — are working together.

"My hope in doing three different architects and multiple small buildings was to hasten the patina of time that would make this area feel more human," Johnson said.

He said he hopes to break ground on the development before the year is out, and the timeline depends on how long permitting takes.

The Portland Design Commission will review the proposal [at its April 28 meeting](#).

Slide show images:



RENDERING SOUTHWEST

Leeb Architects JONES ARCHITECTURE WAECHTER ARCHITECTURE



**NORTHBOUND 30 COLLABORATIVE**  
DESIGN REVIEW POST DECISION SET - DEC 23, 2021  
LAND USE PROJECT TYPE & DESIGN REVIEW POST DECISION  
MODIFICATION OF LU 20 (TRSD)

**BLDG 13**  
C.20

Architect: HKS 201 Architecture, LLC



RENDERING NORTHEAST

Leeb Architects JONES ARCHITECTURE WAECHTER ARCHITECTURE



**NORTHBOUND 30 COLLABORATIVE**  
DESIGN REVIEW POST DECISION SET - DEC 23, 2021  
LAND USE PROJECT TYPE & DESIGN REVIEW POST DECISION  
MODIFICATION OF LU 20 (TRSD)

**BLDG 9**  
C.20

Architect: HKS 201 Architecture, LLC



PROPOSED RENDERING 3

Leeb Architects JONES ARCHITECTURE WAECHTER ARCHITECTURE



**NORTHBOUND 30 COLLABORATIVE**  
 DESIGN REVIEW POST DECISION SET - DEC 23, 2021  
 LAND-USE REQUEST TYPE: A DESIGN REVIEW POST DECISION  
 MODIFICATION OF LU 28-07880

**SITE**  
**INTRO.21**

Prepared by: NBS 30 Collaborative, LLC



PROPOSED AERIAL RENDERING

Leeb Architects JONES ARCHITECTURE WAECHTER ARCHITECTURE



**NORTHBOUND 30 COLLABORATIVE**  
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**SITE**  
**INTRO.17**

Prepared by: NBS 30 Collaborative, LLC







