

# Moreland Crossing

Portland, Oregon

Transit-oriented  
development

Project Profile



Moreland Crossing is a four-story urban-style apartment building in Portland's Sellwood-Westmoreland neighborhood.

The building features 48 one-bedroom, one-bath apartments and 20 two bedroom, two-bath apartments built on a podium that includes a mechanized double decker parking matrix.

The exterior features white hardy panel with bronze windows on the upper floors while the lower materials are horizontal siding of a darker color. The building was built to LEED Platinum standards.

Cost premiums are related to vertical mixed use, building height and structured parking.

Residents have numerous amenities within walking distance on Southeast Milwaukie, 17th and 13th avenues, including several restaurants, two grocery stores, antique malls and

boutiques. Reed College is within one mile of the site.

Moreland Crossing is a quarter-mile from the Tacoma Station on the MAX Orange Line, near four bus routes on McLoughlin and less than a half-mile from the Springwater Corridor Trail.

## AT A GLANCE

- Location** 8150 SE 23rd Ave., Portland
- Status** Completed 2014
- Total development cost** \$9.6 million
- TOD program funding** \$200,000
- Uses** 68 market-rate apartments
- Building** Four stories
- Parking** 21 surface, 24 tuck-under, secure bike parking on ground floor
- Site** 0.78 acre
- Density** 45 dwelling units per acre
- Increased transit ridership** 12,814 trips annually



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

- Prime location in a transit-friendly, walkable neighborhood, close to parks, restaurants, grocery stores and boutiques
- Near Orange Line MAX station
- Mechanized double-decker parking matrix
- Ground floor secure bike parking

## Private partners

**Developers** Urban Evolution Development

**Architect** BAMA Architects

**Contractor** Urban Evolution Development

**Construction financing** Berkadia Commercial Mortgage

**Permanent financing** Berkadia Commercial Mortgage

## Public partners

**Metro** TOD program funding

**Metro** HUD 221(d)(4) mortgage insurance



For more information,  
call 503-797-1756 or visit  
[www.oregonmetro.gov/tod](http://www.oregonmetro.gov/tod)