

Transit-oriented  
development

Project Profile

# The Rose

Portland, Oregon



The Rose Apartments is a two building, four-story development in East Portland, with 90 contemporary, loft-style apartments, including 36 units reserved for families earning less than the region's median income.

The development includes 30 studios, 36 one-bedroom units, and 24 two-bedroom units, averaging 602 square feet with 9 to 10-foot ceilings.

There is a mix of market-rate and income-restricted units. Some of the ground floor units are fully accessible or ADA adaptable.

Green features include use of green building materials, natural day-lighting, highly energy-efficient appliances and windows, individual unit metering of water and electricity and composting facilities.

The two buildings are connected by a plaza featuring a fire pit and original art by sculptor Ivan McLean as well as raised vegetable boxes, rose trellises, native drought-tolerant plants, fruit trees and other edible landscaping.

Within walking distance of grocery, retail, fitness and medical services, less than a third of a mile from the Gateway Transit Center and East 102nd Avenue MAX station, and a short bike ride to the I-205 Multi-Use Path and Springwater Corridor Trail, The Rose connects residents to the community and the region.

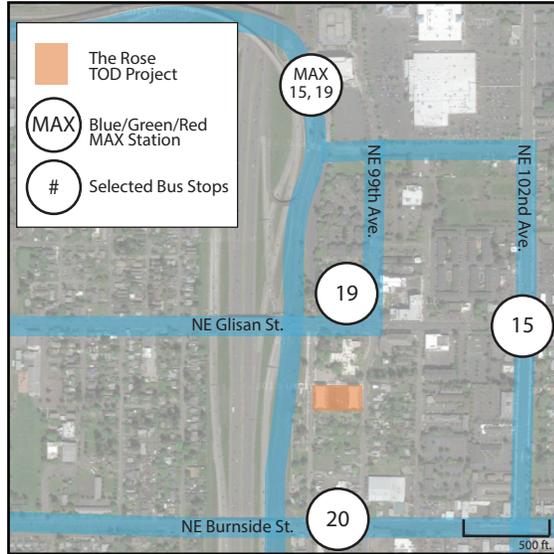
## AT A GLANCE

- Location** 9700 NE Everett Court, Portland
- Status** Completed 2015
- Total development cost** \$10.3 million
- TOD program funding** \$500,000
- Use** 90 housing units
- Buildings** Two and four stories
- Parking** 29 surface spaces
- Site** 1.75 acres
- Density** 87 dwelling units per acre
- Increased transit ridership** 8,965 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

- Close to two MAX stations, several bus lines and major regional trails
- 36 affordable units restricted to tenants with 60% median household income or less
- Secure bike parking and in-unit mounted bicycle hooks
- Community gardens in an inviting plaza

## Private partners

**Developer** Gordon Jones

**Architect** Craig Monaghan

**Landscape** Quatrefoil, Inc.

**Contractor** Precision Construction

**Construction and permanent financing**  
Riverview Community Bank

**Leasing** Princeton Property Management



*Courtesy Princeton Property Management*

## Public partners

**Metro** TOD program funding

**City of Portland** Local improvement district, green streets and storm retention, bio-filtration; 10-year tax abatement; SDC waivers

**Portland Development Commission** Grant funds

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