

Acadia Gardens

Clackamas, Oregon

Transit-oriented
development

Project Profile



Acadia Gardens is a four-story mixed-use housing development with 41 affordable rental units, ground floor office and community rooms, and secure indoor bicycle storage. Twenty-four of the apartments have two bedrooms, four have one bedroom, and twelve are studio units. Exterior amenities include a children's play area and raised beds for community gardening. Acadia Gardens is designed to enhance the pedestrian experience with a prominent building entrance, an attractive facade treatment and large windows on the ground level.

The target market for Acadia Gardens is low income working families and individuals that want to live near their place of employment and urban amenities such as grocery stores, restaurants, retail stores, theaters, and community facilities. Thirty five units are designed for households earning 60 percent or less of the area median income and five units are designated for households earning 50 percent or less of the area median income. Housing is paired with in-house resident outreach programs including gardening, information and referral services, and educational programs on nutrition, parenting, and transportation options.

Acadia Gardens reflects a shift in the traditional American household arrangement; a trend toward more compact, walkable mixed-use communities, that value diversity and equity, and strive to provide a range of options and amenities regardless of income level.

AT A GLANCE

Location 8370 SE Causey Ave., Happy Valley

Status Completed 2012

Total development cost \$10.6 million

TOD program funding \$60,000

Mixed uses 41 affordable rental units; 675 square feet of office space

Building Four stories

FAR 1.16

Parking 35 surface parking spaces

Site 0.83 acres

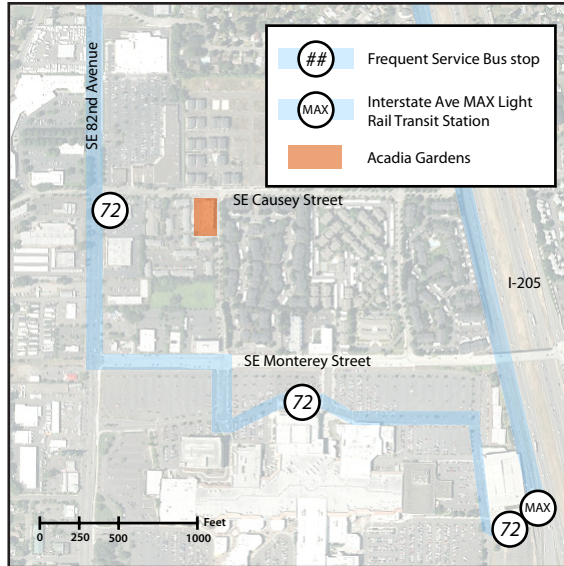
Density 49 dwelling units per acre

Increased transit ridership 1,973 annual trips



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

- 41 affordable rental units at 60% AMI
- Located within short walking distance to Clackamas Town Center MAX Green Line station, a frequent service bus stop and I-205 bike path.
- Community garden areas and children's play areas
- 0.85 parking to unit ratio, with secure bike parking
- Ground floor offices and community space

Public partners

Metro TOD program funding

State of Oregon OAHTC, weatherization

Private partners

Developer Geller Silvis & Associates

Architects SERA Architects

Contractors RJD Inc

Leasing Guardian Real Estate Services



For more information, call 503-797-1756 or visit www.oregonmetro.gov/tod