

# The Milano

Portland, Oregon

Transit-oriented  
development

Project Profile



The Milano is a six-story, 60 unit, workforce-rate apartment with clean lines, space-efficient units, large windows, bike storage and minimal structured parking. The Milano is located in the Lloyd District, an area where higher density residential, hotel, office and entertainment development is planned.

The target market for the Milano is young professionals, recent graduates and college students seeking an urban lifestyle, with easy bike, transit, and pedestrian access to all parts of the city. Two-thirds (40) of the apartments are studio units and the remainder (20) are one-bedroom units.

Located near the Rose Garden MAX Station, frequent bus service, and the eastside streetcar, public transit service near the site is exceptional. In addition, Concordia University provides a regular shuttle service to its campus from the nearby Merrick Apartments, where a large number of Concordia's international students reside.

The Eastbank Esplanade multi-use path is located nearby and the Milano apartments provide excellent access to the city's extensive network of bike paths. A large bike-room on the ground floor provides secure bike parking for 91 bikes.

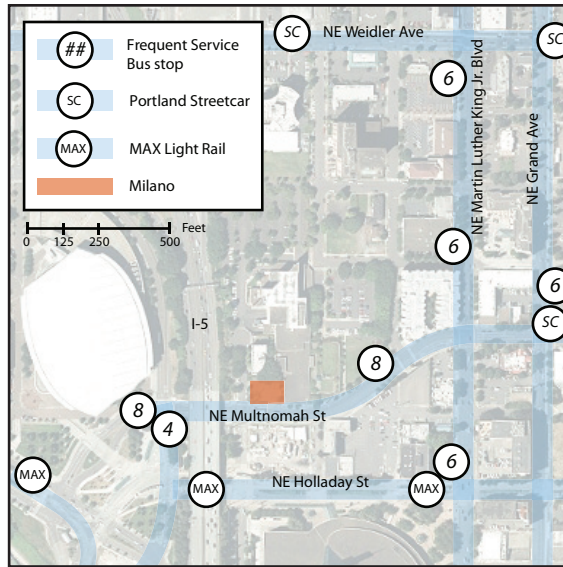
## AT A GLANCE

- Location** 105 NE Multnomah Ave., Portland
- Status** Completed 2013
- Total development cost** \$8.2 million
- TOD program funding** \$300,000
- Unit mix** 60 market rate units; 40 studio units and 20 one-bedroom units
- Building** Six stories
- Parking** 13 structured parking spaces
- Site** 0.23 acres
- Density** 261 dwelling units per acre
- Increased transit ridership** 10,758 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

- Secure indoor bike room with capacity for 91 bikes, a work bench, air compressor, and bike stands
- Ground floor functions as a “family room” where tenants can gather, with comfortable seating, fireplace, television and real-time transit information
- Low auto parking ratio (0.23 parking spaces per dwelling unit)

### Private partners

**Developer** Civitas, Inc.

**Architects** Ankrom Moisan Assoc. Architects

**Contractor** LMC Construction

**Construction financing** Bank of the Cascades

**Permanent Financing** Bank of the Cascades

### Public partners

**Metro** TOD program funding



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