

Transit-oriented development

Project Profile

Russellville Commons

Portland, Oregon



Russellville Commons is a pioneering example of a transit village with the largest number of housing units in a transit-oriented development built by a single developer in the Portland region. It was also the first higher density housing in the Gateway Regional Center, with a total of 576 units developed in three phases over the course of eleven years. The first phase of the project consists of 283 units of market rate rental housing. The second phase is a five-story building with 154 senior independent living units. Phases I and II were completed in 2002.

The recently completed Phase III includes a five-story building with 139 units of senior housing, and more than 20,000 square feet of ground floor retail that includes medical offices, a fitness center, salon, coffee shop, deli and a restaurant. The entire development is organized along a central greenway that physically connects the environment with the East 102nd Avenue MAX light rail station, and the 15-Belmont/Northwest 23rd Avenue frequent service bus line. About a half mile north of the development is the Gateway Transit Center with connections to several

more light rail and frequent service bus connections. The project also serves as a working laboratory for a variety of parking accommodations including underground, below grade, tuck under, podium, and double stacked “over/under” parking.

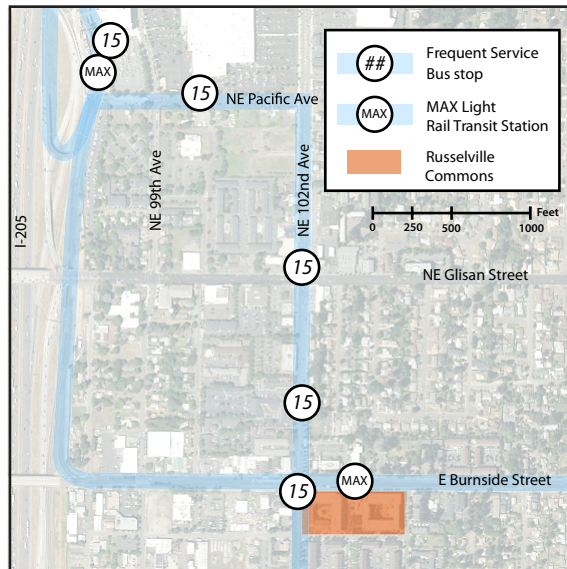
AT A GLANCE

- **Location** 23 SE 103rd Ave., Portland
- **Status** Completed phase I and II 2002; Completed phase III 2009
- **Total development cost** \$73 million
- **TOD program funding** \$500,000
- **Mixed uses** 576 housing units, including 293 senior housing units and 283 market-rate units; 20,000 square feet of ground floor retail
- **Parking** 1.2 spaces per unit
- **Site** 10.1 acres
- **Density** 70 dwelling units per acre
- **Increased transit ridership** 78,894 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

- 576 housing units, including 283 seniors housing units
- Located immediately on MAX Light Rail and frequent service bus stops
- Pilot Saturday Adventures Rider Club transit program to introduce seniors to riding on transit
- Over 20,000 square feet of ground floor commercial including medical office, restaurants, fitness centers, business centers, and clubhouse

Public partners

Metro TOD program funding

Portland Development Commission

State of Oregon Housing Department

Federal Transit Administration

Private partners

Developer Rembold Properties

Architects MCM Architects

Contractors Grady, Harper & Carlson

Construction financing Centennial Bank and State Housing Bonds

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

