

Transit-oriented development

Project Profile

The Rocket

Portland, Oregon



The Rocket is an award winning mixed-use building located at the corner of East Burnside Street and Northeast 11th Avenue. The Rocket was the recipient of the Urban Land Institute's 2011 Award of Excellence. It has been a catalyst for local businesses in the area, and serves as an anchor along the East Burnside commercial corridor.

The four-story building features 16,500 square feet of commercial and office space, with outdoor terraces on each level. The building includes a ground-floor pub, two floors of creative office space, a restaurant on the top floor and a rooftop garden. Formerly a vacant lot, the 3,800 square foot site is adjacent to an indoor rock climbing gym and three frequent service bus lines. The building features zero auto parking.

The "unbuildable" lot's challenging 38' x 100' area presented the developer with an opportunity to experiment with innovative design solutions. The Burnside Rocket takes a whole building approach to energy efficiency by integrating several green building strategies including hollow core slabs, geothermal heat pumps, operable window shades as an art

exhibit, and a rooftop garden that supplies fresh produce for the top floor restaurant. The building is rated LEED Platinum and was the third building in the city to achieve the highest possible green building designation from the United States Green Building Council.

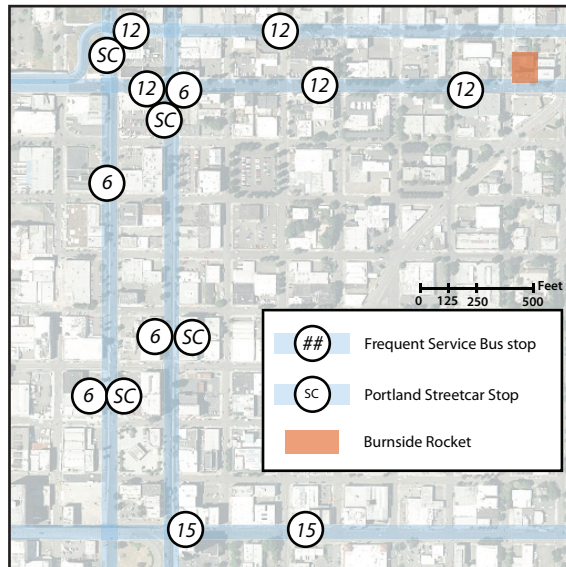
AT A GLANCE

- Location** 1111 E. Burnside St., Portland
- Status** Completed 2007
- Total development cost** \$4.1 Million
- TOD program funding** \$275,000
- Mixed uses** 16,037 square feet of mixed-use space, two restaurants, and creative office space
- Building** Four stories and mezzanine
- Parking** None
- Site** 0.09 acres
- FAR** 4.2
- Increased transit ridership** 20,310 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

- LEED Platinum Certification, U.S. Green Building Council
- Recipient of the Urban Land Institute's Award for Excellence in 2011
- First building outside of Downtown Portland to feature zero parking

Private partners

Developer Kevin Cavanaugh

Architects Kevin Cavanaugh

Contractor Schommer & Sons, Inc.

Permanent Financing Pacific Continental Bank

Public partners

Metro TOD program funding



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