



The 55-unit The Steward apartments in the Tigard Triangle are set to open soon.  
Staff photo: Jaime Valdez.

FEATURED SPOTLIGHT

## Pushing the sustainability envelope: The Steward apartments to open in Tigard

Ray Plitz Oct 14, 2024 Updated Oct 17, 2024

With a huge nod to luxury sustainability — and a goal of significantly reducing or eliminating renters' monthly electric bills — a local development team is betting on the success of one of the most unique apartment complexes to yet be built in Tigard and beyond.

In November, Josh Daniels and his brother Brenner Daniels will open The Steward, a fully electric, 55-unit multifamily development at 7007 S.W. Hampton St., in the so-called Tigard Triangle.

"This will be the first building, the first project, to achieve path-to-net-zero on the west side of the Willamette River in the Portland metro," said Josh Daniels, principal of DIG Real Estate. "That includes office buildings, retail warehouses, etc. I think it's one of the more sustainable buildings in the Portland metro."

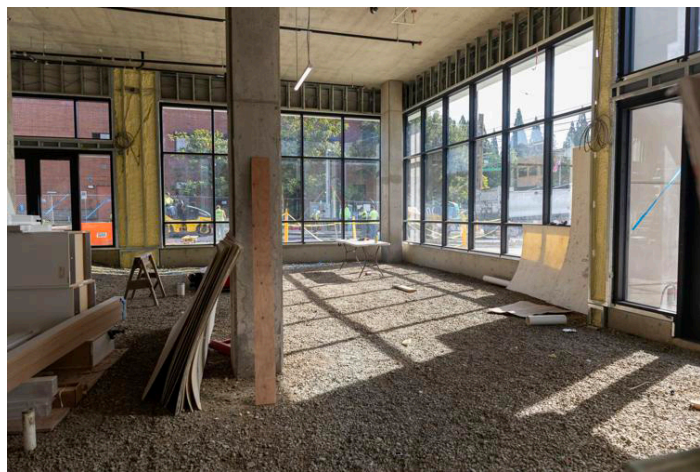
Path-to-net-zero is a general strategy that balances the amount of greenhouse gases produced with the amount removed from the atmosphere. The fully electric building means there will be no natural gas appliances or heat.

All but an 1,800-square-foot corner space in the five-story complex is residential. That space will soon house the offices of Dr. Adama Diarra, a physician who is relocating from near Bridgeport Village shopping center.

"This is our first project together in Tigard," Josh Daniels said of the apartments he and brother have built. Brenner Daniels has built other projects in Tigard, and Josh Daniels once owned a tech business in the Tigard Triangle.



Brenner Daniels (left) and his brother Josh stand on the rooftop of The Steward apartments, 7007 S.W. Hampton St., in front of solar panels aimed at reducing tenants electric bills.  
Staff photo: Jaime Valdez.



A doctors office will serve as the only business that will occupy the retail space on the ground floor of The Steward apartments in Tigard.  
Staff photo: Jaime Valdez

### Excelling in sustainability

The Steward has a public/private partnership with the city of Tigard, where the city has invested in the building through a grant from the Town Center Development Agency, which has supported the project because of Tigard's goals of becoming a more sustainable city with affordable housing. The Steward will have two sustainable units available for those whose income is at or below 80% of the area median income.

In a statement, Tigard Mayor Heidi Lueb praised The Steward for spending three years bringing the sustainable apartment complex to fruition.

"We hope The Steward inspires residents and other developers to prioritize environmentally friendly practices, creating a healthier future for generations to come," Lueb said.

Daniels said an electricity credit program can reduce or eliminate electric bills, which will give residents back a credit for the energy that the building is generating.

"We think that in many, if not all months, the residents will not have an electricity bill because of the credit back for the generation on the roof, the solar," he said.

Among other environmental bells and whistles of The Steward are:

A secure parking garage with more than 60 parking spaces and an extensive electric vehicle charging station, with one EV charging-enabled spot for every three residents. The eventual goal is to provide an EV charger-enabled parking space to everyone at the apartment complex. "That's a really good ratio from an EV charging perspective," said Daniels. "A lot of newer projects in this area and in Lake Oswego are one (charger) to every 20 to 50 units."



Josh Daniels stands in the indoor community area at The Steward apartments.  
Staff photo: Jaime Valdez



Taking a tour of The Steward apartments, here is a view of a galley kitchen in a one-bedroom apartment.  
Staff photo: Jaime Valdez

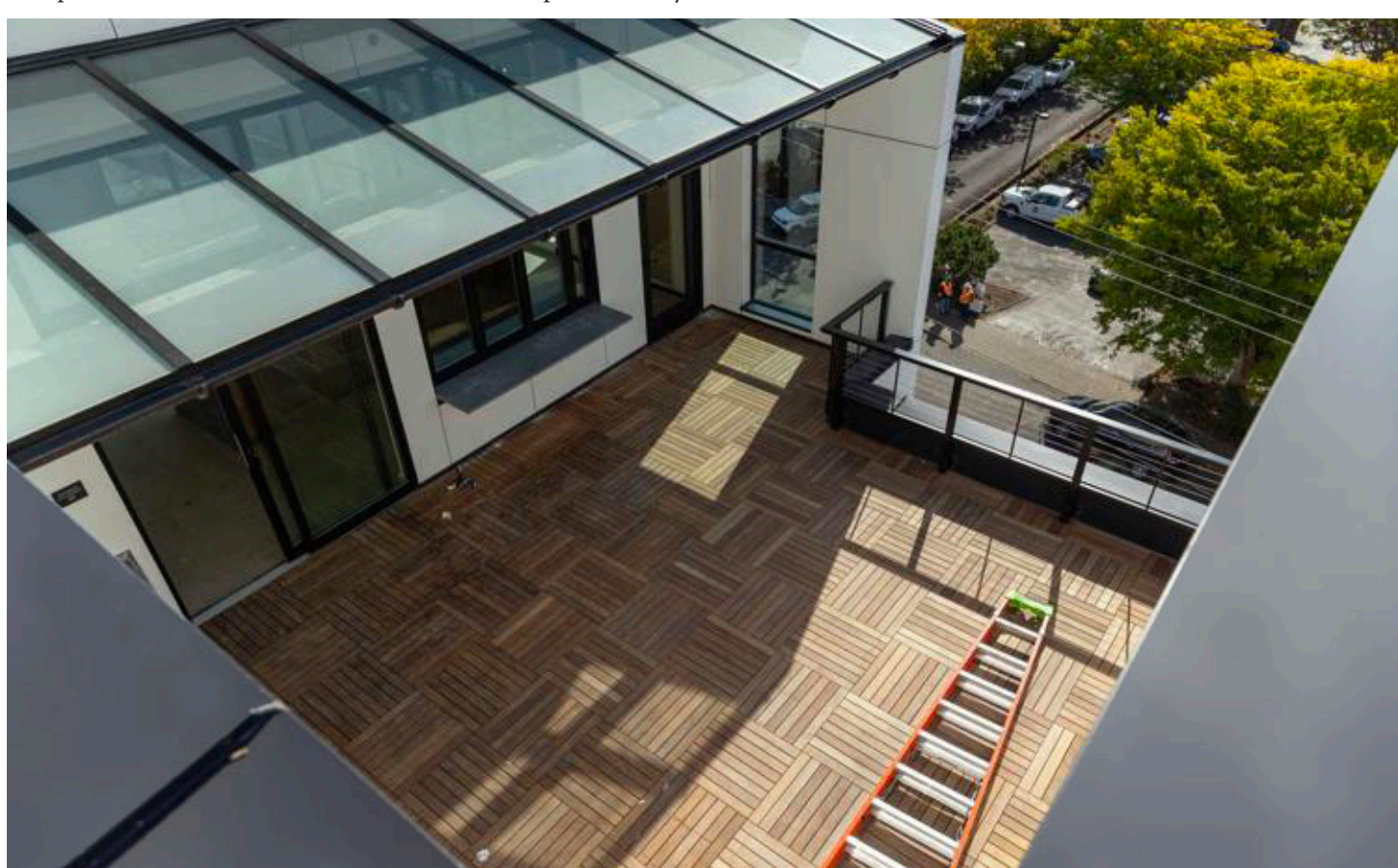
Apartments start at \$1,795 per month with space ranging from 584-square-foot studio apartments to 1,335 square-foot three-bedroom units.

"We designed the residences to be a little larger, because people are working from home more frequently since COVID," Daniels said.

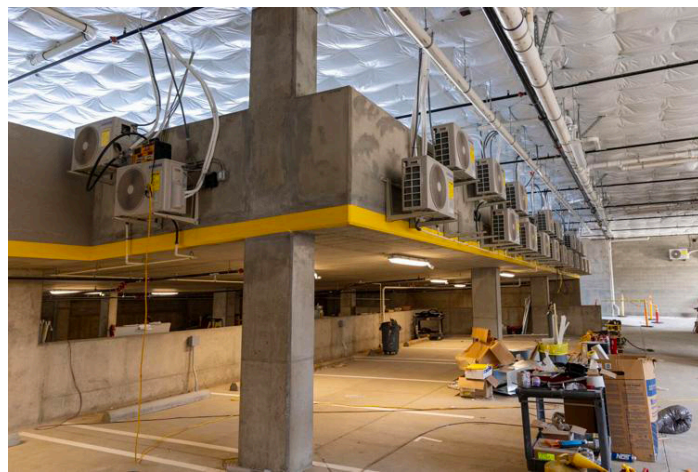
A fifth-floor, two-bedroom, two-bath unit, complete with 10-foot ceilings, and floor-to-ceiling tilt-turn windows that can open either horizontally or vertically, runs \$2,995 per month.

Another extra of the building includes a little indoor/outdoor community area, a space that will include a television, heaters and an electric barbecue grill.

An open house tour for The Steward is set for 1 to 5 p.m. Saturday, Nov. 2. Visit [besteward.com](http://besteward.com) for more information.



In addition to indoor space, there is also an outdoor community area at The Steward apartments.  
Staff photo: Jaime Valdez



High-efficiency heat pumps, which will aid in the heating, ventilation and air conditioning of The Steward are located in the parking garage.  
Staff photo: Jaime Valdez

Heat pumps to provide a more efficient form of heating and cooling. While separate, they work as a networked set, and the air conditioning does not require Freon, which many air conditioning systems in older homes or apartments have. That makes it more environmentally friendly, said Daniels.

Two 600-gallon tanks along with a 350-gallon swing tank connected to the solar units on the roof to heat water for all the apartments. Daniels noted that many multifamily residences at other locations install water heaters in closets, which take up living space that a tenant still pays for.

An Earth Advantage Gold certification, meaning the Oregon nonprofit provides a building certification indicating that the project is committed to high performance and above-code construction. In addition, an Energy Trust of Oregon's Path to Net Zero achievement is pending.

"We really like Tigard," Daniels said, adding that he likes the fact that Tigard had the initiative to redevelop the Tigard Triangle with the goal of making it more pedestrian friendly.

### Location, Location, Location

Mass transportation-wise, there's a TriMet bus stop around the corner from The Steward. In addition, if the Southwest Corridor Light Rail Project is eventually funded, TriMet has plans for a light rail station less than a half-mile from the apartments. Current plans call for that proposed 12-mile light rail system to run from Portland to Tualatin's Bridgeport Village.

Daniels thinks the interest is both the eco-friendliness of the building as well as its location.

"We're right at the center of I-5 and (Highway) 217 so it's very easy for people to get to downtown Tigard, Beaverton, Hillsboro, Salem, Clark County, Eastside. Like it's very easy to get to places from here," he said, adding that there's also interest from some who know they won't get a Northwest Natural Gas bill and will get credited back for almost all of their Portland General Electric bills as well.