

The Beranger

Gresham, Oregon

Transit-oriented
development

Project Profile



The Beranger condominium project is a welcome newcomer to the Gresham downtown area. Completed in fall 2007, the Beranger offers the first mid-rise urban condominiums in Gresham.

The building facade is dark slate with large, wood-clad canopies that create a dramatic effect along the exterior. Special consideration was given to stormwater-related site constraints. Porous pavement, flow-through planters and an eco-roof were used to reduce the environmental impact to the city's stormwater system. The eco-roof is viewable from a rooftop community patio to serve as an educational tool for residents and visitors.

The Beranger is within walking distance to MAX and bus lines, the farmers market and the future site of the Gresham Center for the Performing Arts.

AT A GLANCE

Location 287 NE Third St., Gresham

Status Completed 2007

Total development cost \$6.5 Million

TOD program funding \$685,335

Mixed uses 6,100 square feet ground level retail, 24 condominium units

Building Four stories

Parking 10 tuck-under and 18 surface spaces

Site 0.54 acres

FAR 1.6

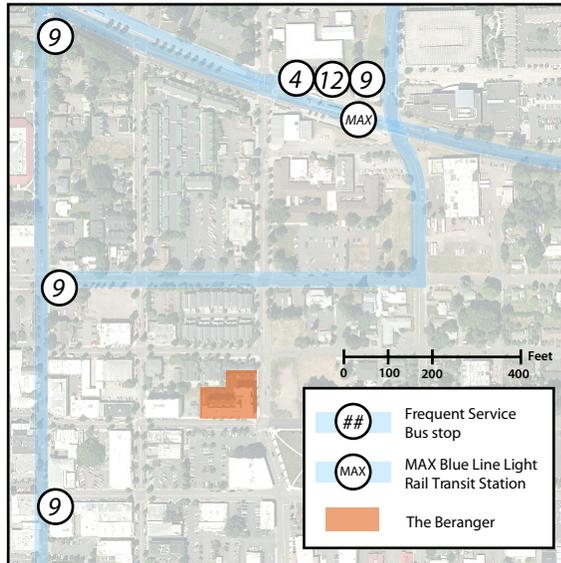
Density 44 dwelling units per acre

Increased transit ridership 12,895 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

- The Beranger offers the first higher density condominium housing in Gresham
- A rooftop terrace affords residents the opportunity to enjoy the fresh and sophisticated landscaping design of the eco-roof, which provides stormwater management
- Located adjacent to the Gresham Performing Arts Center Plaza
- First condominium project financed by the Metro TOD Program
- TOD program funding of \$685,335 including a \$400,000 loan and a green building grant of \$35,000

Private partners

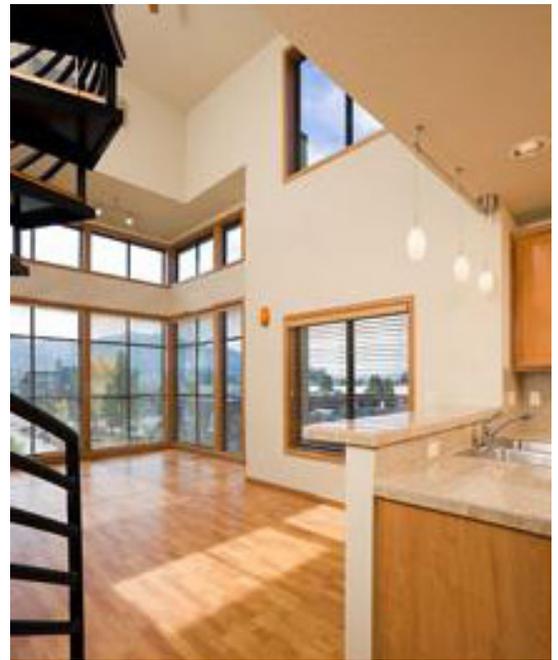
Developer Rossman Development LLC

Architects Myhre Group Architects

Contractor Loan Oak Construction, Inc.

Construction financing Pacific Continental Bank

Permanent financing Pacific Continental Bank



Public partners

Metro TOD program funding

City of Gresham 10 year, partial tax abatement for mixed-use buildings approved under the Oregon Vertical Housing Tax Zone program

State of Oregon Oregon Housing and Community Services loan funding and administration of the Vertical Housing Tax Zone program

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