

# University Pointe

Portland, Oregon

Transit-oriented  
development

Project Profile



University Pointe at College Station fills an undersupplied market niche of student housing in the heart of the Portland State University urban campus. It will help attract younger students to the school and advance the university's planned transition to a more balanced commuter and traditional campus. The development represents a unique partnership between Metro, TriMet, PSU, and a private development partner, American Campus Communities. Metro's transit-oriented development easement was used to offset the high land costs, demolition, and site clean-up.

The 16-story Leadership in Energy and Environmental Design (LEED) Gold certified high-rise will supply housing for over 900 students in an assortment of two- and four-bedroom units, and studios. The ground floor features 15,000 square feet of commercial space, including a community center, gym, class rooms, an outdoor courtyard, and two retail spaces.

University Pointe is conveniently located at the terminus of the downtown transit mall, which is fitting since PSU is the single largest generator of transit trips in downtown

Portland. The Green and Yellow MAX light rail lines stop directly in front of the building entrance, and numerous bus and streetcar stops are a short walk away. In 2015, the Portland-Milwaukie light rail line will add another MAX light rail line to this hub, connecting PSU, inner southeast Portland, Milwaukie, and Oak Grove.

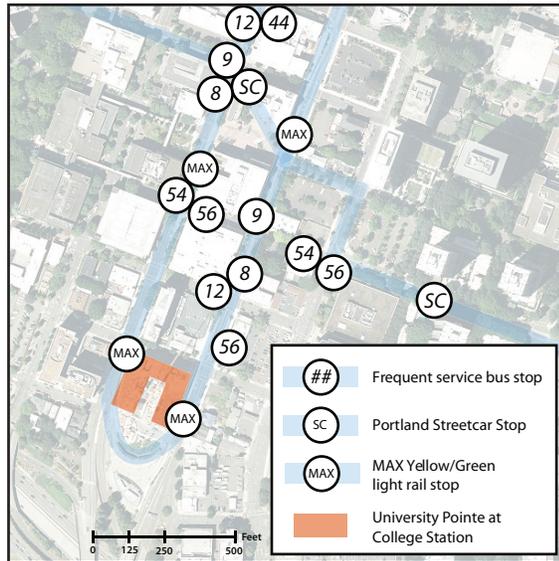
## AT A GLANCE

- Location** 1955 SW Fifth Ave., Portland
- Status** Completed 2012
- Total development cost** \$82.2 million
- TOD program funding** \$500,000
- Mixed uses** 282 units; 982 beds, 7,500 square feet of office space and 7,500 square feet of retail space
- Building** 16 stories
- Parking** None
- Site** 0.88 acres
- FAR** 9.2
- Increased transit ridership** 29,691 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

- Highest density transit-oriented development project in Metro portfolio
- 1,337 bike parking spaces. No on-site auto parking
- University Pointe leveraged more than \$120 million in spending in the region during and after construction, and supported more than 700 jobs
- Leadership in Energy and Environmental Design (LEED) Gold certified

### Private partners

**Developer** American Campus Communities

**Architects** SERA Architects

**Contractor** Walsh Construction

**Construction financing** American Campus Communities

**Permanent financing** American Campus Communities

### Public partners

**Metro** TOD program funding

**TriMet** Land value write-down

**Portland State University** Land lease

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

