

CENTRAL POINT

Location

318 NE Roberts Avenue, Gresham

Project description

Central Point is a four-story, mixed-use, transit-oriented project that features ground-floor retail space and 22 apartment units – all on about the size of a single-family housing lot. With a current waiting list, it has operated near full occupancy since opening, and has served as an important catalyst development for the revitalization of downtown Gresham.

Project highlights

- The “tuck-under” parking used at Central Point consumes less space than surface parking, and is far less expensive than fully structured parking.
- Thoughtful design, including handsome exterior architecture and interior details like hardwood floors and high ceilings, earns higher rents and acceptance from the community.

Project team

Public agency contact: Marc Guichard, Metro Centers Program, (503) 797-1944

Developer: Mike Rossman, Peak Development, LLC, www.peakdevelopmentllc.com, (503) 666-3683

Architect of record: Ankron Moisan Associated

Project architect: Jeff Mhyre, Mhyre Group

Architects, www.myhregroup.com, (503) 236-6000

Construction: Lone Oak Construction, Inc.

Retail/tenants: The Mob Shop, Pazzaz, Di Medici Naturopath, Simplicity Nails

Property manager: Lone Oak Realty, LLC

Timeline

January 1999	Project approved
May 1999	Construction started
March 2000	Doors open

Physical description

Building type:	Steel frame first floor with three floors wood frame
Site size:	12,000 square feet
FAR:	approximately 2.25
Building(s) footprint:	7,500 square feet
Number of stories:	4
Parking ratio:	0.8
Distance to transit:	4 blocks to Central Gresham Transit Station, served by MAX light rail and numerous bus lines
Residential units:	22
Retail area:	3,450 square feet
Office area:	0
Residential area:	23,500 (including common area)
DU/acre:	82
Rental units:	2
Sale units:	0

For a complete case study on any of these higher-density, mixed-use projects, call Kelley Webb at (503) 797-1894 or send e-mail to webbk@metro.dst.or.us.

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