

# Central Point

Gresham, Oregon

Transit-oriented  
development

Project Profile



Central Point is the first high-density, mixed-use, urban revitalization project built in downtown Gresham. The contemporary design ignited interest in creating a new downtown redevelopment master plan for the city of Gresham. Built with the help of limited tax abatements by both the city and county, the building opened in 2001. That same year Myhre Group Architects received a Governor's Livability Award for their involvement in the project.

Central Point was constructed on a lot size typical of most suburban single family housing, and makes a compelling case for higher-density building on the main streets and cities throughout the region. The pedestrian-friendly development is located just four blocks from the MAX Blue and Green light rail station. The project caters specifically to mobile, transit-oriented people who have discovered that urban amenities and suburban living can be commuter friendly. Shops, restaurants, banks, schools and parks are easily accessible by foot, and the building is just one block from the future Gresham Center for the Performing Arts.

Many important lessons were learned during the development process with respect to building design and parking considerations

for transit-oriented development. Architects Jeff Myhre and Ankrom Moisan's extensive experience in the Portland's Pearl District and understanding of aesthetics and urban residential design made for an innovative and successful project widely regarded as a catalyst for the revitalization of Historic Downtown Gresham.

## AT A GLANCE

**Location** 318 NE Roberts Ave., Gresham

**Status** Completed 2001

**Total development cost** \$2.3 million

**TOD program funding** \$60,000

**Mixed uses** 22 apartment rental units;  
3,000 square feet of ground level retail

**Building** Four stories

**Parking** Nine tuck-under and nine surface  
parking spaces

**Site** 0.27 acres

**FAR** 2.25

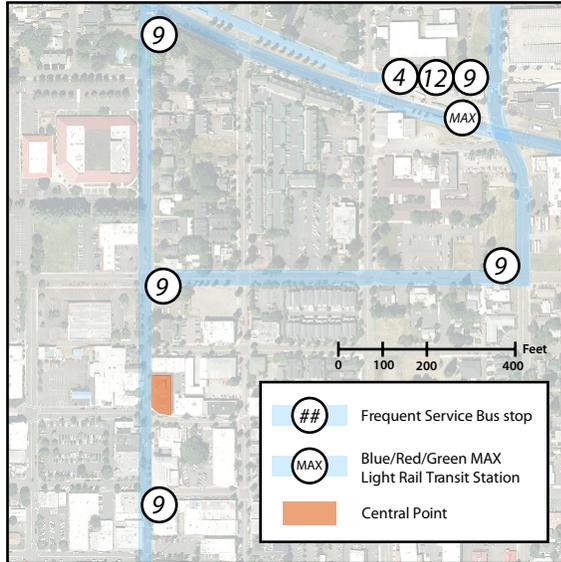
**Density** 81.5 Dwelling units per acre

**Increased transit ridership** 6,026 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

- Recipient of the Governor's Livability Award for Design Excellence
- The tuck-under parking used at Central Point consumes less space than surface parking, and is far less expensive than fully structured parking
- Low parking ratio of 0.8 spaces per unit encourages use of transportation alternatives
- Thoughtful design, including handsome exterior architecture and interior details like hardwood floors and high ceilings, earns acceptance from the community
- Metro partnered with Peak Development to pioneer a new funding tool, the transit-oriented development easement. This was the first application of the Metro transit-oriented development easement

### Public partners

**Metro** TOD program funding

**City of Gresham** 10 year, partial tax abatement under the city's Transit Oriented Tax Exemption (TOTE) program



### Private partners

**Developer** Peak Development LLC

**Architects** Ankrom Moisan Architects

**Construction financing** Bank of the West

**Contractor** Loan Oak Construction

**Permanent financing** Bank of the West

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