

OCOM

Portland, Oregon

Transit-oriented
development

Project Profile



The new home of the Oregon College of Oriental Medicine, is the former site of the Globe Hotel and Import Plaza. The Leadership in Energy and Environmental Design (LEED) Gold certified renovation brings OCOM's clinical, master- and doctoral-level graduate education programs and research facilities under a single roof.

OCOM's new home (with the addition of a fifth floor) allows it to expand its programs and services to better meet the needs of the community. Similar to the Pacific University's Hillsboro campus, the OCOM building represents an institutional investment that contributes to the increasingly residential and historic character of the area.

The college's central location makes it more accessible by students and patients alike. The OCOM building is steps from frequent bus and light rail lines and is centrally located in the Old Town/Chinatown district of downtown Portland.

It's also located next to Mercy Corp Education Center and the University of Oregon's White Stag block creating a teaming education hub within a two block radius.

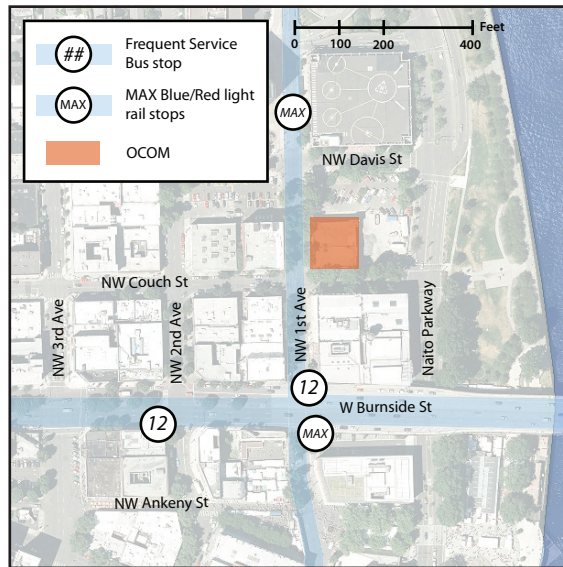
AT A GLANCE

- Location** 88 NW Davis St., Portland
- Status** Completed 2012
- Total development cost** \$16.3 million
- TOD program funding** \$170,000
- Mixed uses** 37,210 square feet of office/classroom space and 1,720 square feet of retail
- Building** Five stories
- Parking** None
- Site** 0.21 acres
- FAR** 4.3 dwelling units per acre
- Increased transit ridership** 4,548 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

- LEED Gold Certification with renovation reusing 75% of existing walls and floors
- Covered bike storage, changing rooms and showers for bike commuters
- The college treats patients at clinics on campus and in the community, providing an affordable health care option to the neighborhood's underserved and aging population

Private partners

Developer Beam Development Company

Architects Ankrom Moisan Assoc. Architects

Contractor LCG Pence

Construction financing PDC, US Bank

Permanent Financing US Bank

Public partners

Metro TOD program funding

Portland Development Commission PDC
Redevelopment loan, land easement loan and bridge loan



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