

Berenger Apartments: Gresham, Portland, OR



OVERVIEW

A four storey mixed use building in a peripheral location in the Portland region, responding to planning and zoning incentives to develop transit-oriented development with walkable distances of the town centre and rail station.

PROJECT SUMMARY

Located on the corner of NE 3rd Street and NE Hood Ave, Gresham, Portland, the ground floor retail units have street access on to both street frontages, with apartment access via a lobby on NE 3rd Street. The building is an L-shape wrapping around the site at the street intersections, and facing either south or east with good solar orientation).

The building is four stories in height and is constructed of a wood frame over a concrete slab-on-grade. The project consists of ground-floor retail, "tuck-under" parking, 30 dwelling units, and a green roof. Of those 30 dwelling units, the second-story floor plan is particularly unique where each unit has a large floor plan with a loft. There is a mixture of residential apartments on each arranged in back to back design with access via a central corridor. The 3-bedroom apartments occupy the corner location of the building. All apartments have direct access from the principal spaces to sizeable balconies. The apartments face onto NE 3rd Street and NE Hood Ave (being south facing) and have views over the street, to the adjacent park (Gresham Plaza) and out towards the Mt Hood in the distance. The facing the back of the building have views over the adjacent residential areas.

The development is within walking distance (200 m) of the Gresham Town Centres and the local Trimet light rail station (400m), which provides direct access to Portland CBD and beyond. The local Trimet station also has a bus interchange facility which provides access to locations in the wider Portland area.

The Gresham Town Centre has a range of local services, including retail shopping opportunities, supermarkets, cafes/restaurants and professional and civic services. The car parking, loading arrangement for the ground retail units and rubbish collection areas are located at the rear of the building at ground level, with access via a service lane.



View of the building from the corner of NE 3rd Street and NE Hood Ave, Gresham.

KEY PROJECT INFORMATION

HOUSING TYPE
MIXED-USE

DENSITY
127 DW/HA

ARCHITECT & DESIGN TEAM
**MYHRE GROUP ARCHITECTS
INC**

YEAR COMPLETED
2008

SITE AREA
2,352 M²

The site is fairly regular in shape, and flat.

The surrounding environment has a mixed use character, comprising single/townhouse residential units on the northern side of the development. There is retail leading to the Gresham Town Centre to the west. A open civic plaza is located to the east with a children's playground.

PROJECT TYPE
**4 STOREY MULTI-FAMILY
RESIDENTIAL ABOVE
GROUND FLOOR RETAIL**

30 Apartments & 5 retail units:

8 studio apartments: 43.5 m²

1 bedroom apartments: 62m²

2 bedrooms: 107 m²

3 bedrooms: 185m².

PARKING
**SURFACE AND
UNDERCROFT – ACCESS
FROM SERVICE LANE**

1 space for the 1, 2 and 3
bedroom apartments, no car
parking for studio apartments

2 visitor spaces

CLIENT/DEVELOPER
ROSSMAN DEVELOPMENT LLC

PRICE BAND
HIGH –RANGE

A high-range project would typically have a current build cost of more than \$2,200 per m², exclusive of land costs, professional services and regulatory fees

Construction cost = \$5.7 million (US dollars)

UNDERSTANDING THE NEIGHBOURHOOD

The Gresham Town Centre is larger low density and dispersed, design for car access, typical suburban areas on urban peripheries. Following the incentives for intensive, transit-oriented development promoted by the Metro Portland, the City of Gresham has changed zoning to permit more intensive development, and investment in town centre improvement to make it more walkable.

1. Site location at the corner of NE 3rd Street and NE Hood Avenue (shaded)
2. Gresham Civic Plaza
3. Town centre
4. Rail station
5. Shopping centre



UNDERSTANDING THE NEIGHBOURHOOD

The development is within walking distance (200 m) of the Gresham Town Centre and the local *Trimet* light rail station (400m). The Gresham Town Centre has a range of local services, including retail shopping, supermarkets, cafes, restaurants and professional and civic services all meeting the local needs of the residents. The local environment is well maintained, with a high level of street lighting for safety.

There is a local park, across from the development, offering a number of outdoor active and passive recreation activities, including a children's playground area. There is easy connection to Portland's extensive cycle network running to Portland's CRD.



Gresham Civic Plaza

GETTING IT RIGHT: PLACING THE BUILDINGS ON THE SITE

1. The building's L-shape follows the boundary lines at the intersection of the two street, and the building form give prominence to the corner. Both the retail and residential units provide visual surveillance onto the street and the adjacent civic plaza. There are no vehicle access points on either street frontages to maintain the pedestrian environment.
2. This is reinforced visually by the extended eaves over the three-bedroom corner apartments.
3. Ground floor retail activate both street frontages.
4. The building modulation between the boxed window bays and the balconies breaking up the front horizontal façade ensures variation in building form when viewed from the street.
5. Street tree planting adding to the street scene environment.



View of the building from the corner of NE 3Rd Street and NE Hood Ave, Gresham.

GETTING IT RIGHT: STREET TO THE FRONT DOOR & RETAIL INTERFACE

1. Street and visitor access to the residential apartments is well-connected to the street via a single access point which has generous dimensions - allowing for easy pedestrian circulation.
2. Post-boxes have been cleverly incorporated into the front entry lobbies.
3. All the residential apartments have balconies with views either to the street or over residential areas if located at the rear of building.
4. The building modulation is reflected in street tree planting, adding to the street scene environment.
5. Retail units on both NE 3rd Street and NE Hood Ave feed off the pedestrian movement between the town centre, rail station and civic plaza.
6. Bicycle parking is provided in front of the retail units.



The NE 3Rd Street Frontage (south facing)

GETTING IT RIGHT: THE BUILDING

1. The main pedestrian entrance at the street (NE 3Rd Street) provides clear legibility to the building entry, which also successfully addresses the street.
2. A timber framed structure, with cladding materials designed for long-life and low maintenance, with thoughtful detailing to modulate the façade.
3. The building site is zoned mixed use, with a permitted activity height limit of 14 metres, and a requirement to build on the site boundary to the streets.
4. All residential apartments balconies (a minimum of 2 by 5 metres) opening from the principal indoor living space. In addition, there an outdoor recreation area on the roof of the building.
5. Good solar exposure to the south and east is maximised with large windows and balconies.



View of the building from the corner of NE 3Rd Street and NE Hood Ave, Gresham

GETTING IT RIGHT: ACCOMMODATING THE CAR

1. Car parking spaces for residential apartments are located to the rear of the building and are not visible for the street.
2. Surface and undercroft spaces are provided.
3. The car parking layout and landscaping creates a good interface between the 14 metre tall building and adjacent two storey residential dwellings (single and townhouses structure) to the north of the site.
4. The building's rear elevations maintains the building's modulation, including balconies.
5. Retail delivery and refuse areas are located to the rear of the building



View of a rear of the building from the service lane providing access to NE 3rd Street.

GETTING IT RIGHT: SERVICING

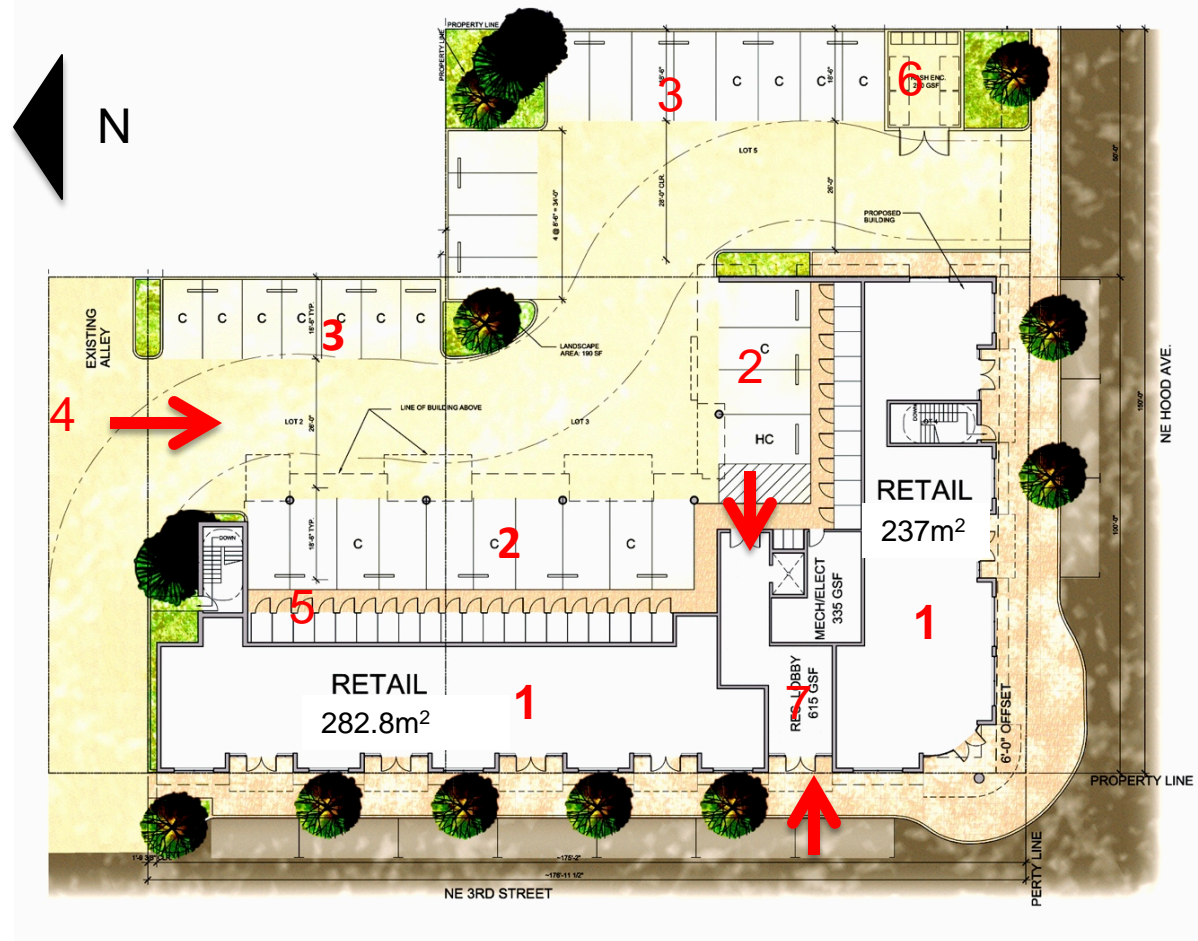
1. Service Lane access to car parking and loading spaces
2. Covered residential rubbish storage areas
3. Retail rubbish storage areas located away from the street



View of the rear of the building from the service lane providing access to NE 3rd Street.

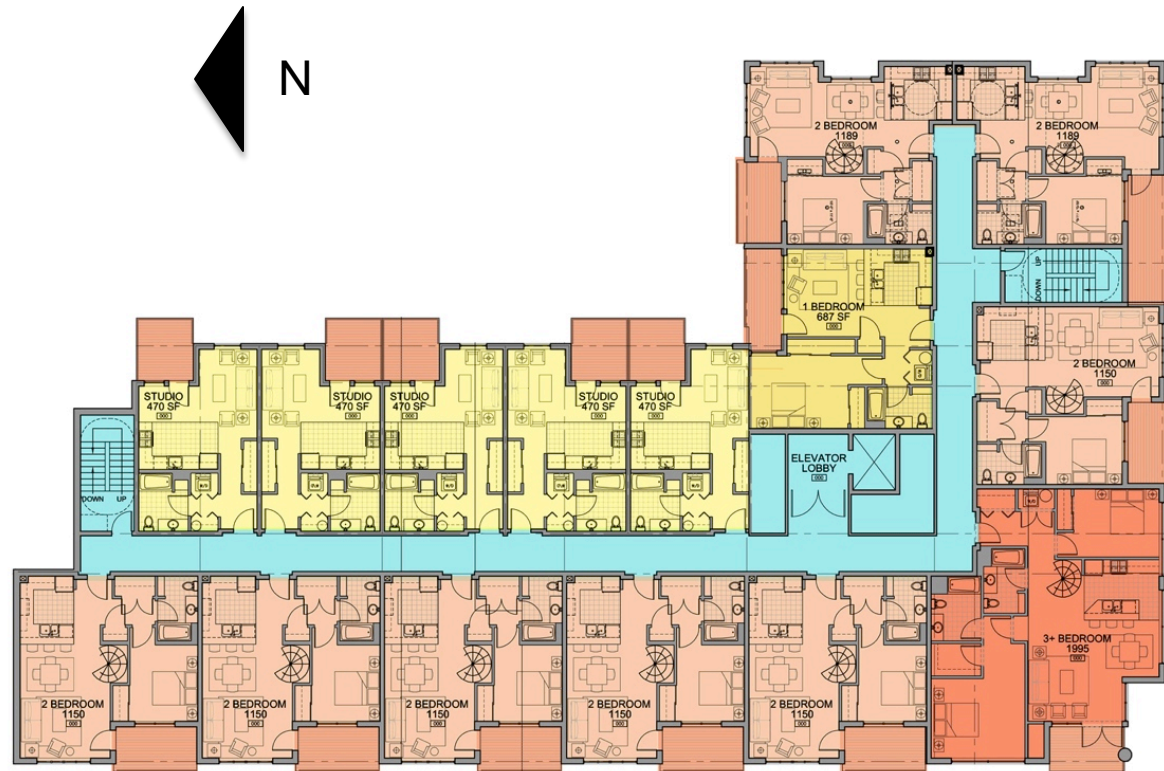
GETTING IT RIGHT: SITE PLAN

1. Retail spaces facing both streets at ground floor level
2. Undercroft parking spaces behind the retail spaces
3. Open parking bays
4. Access to the parking area off an existing service lane.
5. Resident storage facilities
6. Refuse bin area
7. Apartment entrance to lift lobby, showing entrances from the street and parking area



Ground Floor Plan.

GETTING IT RIGHT: FLOOR PLANS



Floor Plan at 1st floor level.

GETTING IT RIGHT: REFERENCES

ADDRESS

287 NE 3rd St, Gresham, OR 97030.

Latitude 45⁰ 29' 59.22" N

Longitude 122⁰ 25' 41.35" W

REFERENCE

Myhre Group Architects

<http://myhregroup.com/portfolio/1/3/TheBeranger>

Case study by Errol Haarhoff and Lee Beattie, School of Architecture and Planning, University of Auckland.

All images are by the authors except where otherwise acknowledged.

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