### 2008 Green Investment Fund winners -

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### FOR IMMEDIATE RELEASE

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City of Portland and Energy Trust of Oregon award \$425,000 in green building grants to innovative development projects

Seven local green building projects showcase latest green technologies and practices

Portland, Ore-Today, the City of Portland and Energy Trust of Oregon, Inc., announced seven building projects that will receive a combined total of \$425,000 in grants from the Green Investment Fund (GIF), a five-year, \$2.5 million grant fund created to spur innovation in green building technologies and practices in Portland.

The GIF is a competitive grant program that awards innovative and comprehensive projects that excel at energy efficiency, on-site storwmater management, water efficiency and waste prevention. The GIF is a partnership between the City of Portland Office of Sustainable Development (OSD), Water Bureau, Bureau of Environmental Services and Energy Trust.

"The green building industry has matured greatly in the past few years, benefiting Portland's community and economy," said Commissioner Dan Saltzman, who first introduced the GIF concept in 2001. "GIF projects represent some of Portland's most ambitious and comprehensive green buildings, simultaneously improving performance,

reducing carbon emissions, and creating local jobs. Our investment in GIF has made a significant contribution to Portland's role as a national leader in sustainability efforts."

In addition to supporting Portland's green building industry, the GIF also produces a legacy of information to help inform future projects. For example, the GIF program includes post-occupancy monitoring that evaluates the project's performance relative to pre-construction predictions. These reports along with photos and project updates about current and previous GIF projects are available at <a href="https://www.portlandonline.com/osd">www.portlandonline.com/osd</a>.

2008 Green Investment Fund Recipients

#### **One Waterfront Place**

When completed in early 2010, One Waterfront Place will be the first speculative office building to achieve Leadership in Energy and Environmental Design (LEED(r)) Platinum certification from the U.S. Green Building Council. The 270,000 square foot building and garage built on a former brownfield will use a combination of ecoroofs, rain gardens and planters to treat stormwater on-site and restore wildlife habitat to this now-barren property. Tenants, visitors and community members will be able to view many of the building's green features, including a large solar photovoltaic system, from the Broadway Bridge and the new pedestrian bridge that will connect the Willamette Greenway to the Pearl District.

## Mercy Corps' Global Headquarters

Mercy Corps, a Portland-based non-profit humanitarian agency, is transforming the historic Skidmore Fountain Building and an adjacent parking lot into a high performing work space to be used as its global headquarters. The new building will also feature the Mercy Corps Action Center, a new interactive public space that will educate and empower visitors to fight global poverty, and Mercy Corps Northwest's small business support center. Through integrated design, the development team identified measures that significantly reduce the building's energy, water and material use. The building's efficiency gains and reduced operating costs will increase Mercy Corps' ability to extend its worldwide environmental, economic and social goals.

### **Park Avenue West**

When complete, Park Avenue West will be Oregon's first high-rise building to combine office, retail and residential condominiums. In addition, it will be Portland's first project to utilize a double-curtain wall system and an open-loop ground-source heat pump system to achieve significant energy savings. The project also incorporates regional materials with an emphasis on durability, recycled content and future adaptability. With these sustainability features, Portland's third tallest building is shaping up to be among its greenest.

# 14<sup>th</sup> and Everett

When retailers Meier and Frank built a warehouse in Portland's oldest industrial district, they probably didn't imagine that it would one-day be transformed into a showcase for high-performance green building strategies. A unique component of this LEED Platinum historic renovation is the potential use of Sage glass, an electronically tintable architectural glazing. When combined with other energy-efficiency measures, it could improve the building's performance by 62.5 percent over Oregon energy code. Other innovations include extensive ecoroofs, mechanized stacked parking in which one car is safely stored almost on top of another, and a design that minimizes the building's overall material use.

## **East Portland Community Center Aquatics Addition**

This eagerly-awaited aquatic addition to a well-loved community center promises to be a big splash in terms of green building. With this LEED Platinum project, the Portland Parks & Recreation will install one of Portland's largest solar arrays while reducing energy use by up to 74 percent and water use by 54 percent over national standards. An innovative spa water reuse system will also prevent 1,700 gallons per week from entering the sewer system, while an advanced pool filtration system will save at least one million gallons of water a year. As a City-owned facility accessible to the public, natatorium visitors will be able to take a refreshing dip into the world of green building.

## **Simpson Commons**

Simple solutions to modern issues characterize this new mixed-use development on a 75'x100' infill lot in Northeast Portland. By incorporating several elegant, low-technology strategies, the building will conserve energy and capture stormwater on-site. For example, carefully placed operable windows and skylights will create natural airflow to keep the building cool while requiring no additional energy use. Mist sprayers will use captured stormwater to moderate the temperature around the building on hot summer days, improving occupant comfort without using energy. Ecoroofs that cover 90 percent of the four structures, an integrated solar thermal heat pump system and recycled

materials complete the green features list. Keeping it simple also has another sustainability-related benefit. The units will be kept affordable to make the benefits of green building available to all.

#### 12W

If a high-rise building potentially topped by wind turbines on 40-foot masts, ecoroofs and rainwater storage tanks sounds like something from a science-fiction movie, think again. 12W, a new mixed-use tower, aspires to greener heights through a comprehensive approach to stormwater management, high-efficiency systems and use of recycled and reclaimed materials. Several of the tenants, including a prominent architectural firm, will also collect data on the building's performance to help inform future projects. With its holistic approach to urban livability, occupant health and community-focused design, 12W is bringing the future a lot closer to the present.

**Green Investment Fund Partners** 

The **City of Portland Office of Sustainable Development** brings together community partners to promote a healthy and prosperous future for Portland. OSD advances improvements and innovation in energy efficiency, renewable energy, waste prevention, recycling, food policy, sustainable purchasing, sustainable economic development and high-performance green building practices. <a href="https://www.portlandonline.com/osd">www.portlandonline.com/osd</a>

The **Bureau of Environmental Services** is Portland's Clean River agency, treating Portland's wastewater, providing stormwater drainage services, and working in Portland watersheds to reduce stormwater pollution, restore native vegetation, and improve the quality of water in our rivers and streams. Details on the City's sustainable stormwater management practices can be found at <a href="https://www.portlandonline.com/bes">www.portlandonline.com/bes</a>.

The **Portland Water Bureau** operates the system that delivers high-quality drinking water to more than 787,000 people in the Portland metropolitan area. In addition to protecting public health, the Portland Water Bureau delivers conservation programs for residential and commercial customers. <a href="www.portlandonline.com/water">www.portlandonline.com/water</a>

**Energy Trust of Oregon, Inc.** is an independent non-profit organization dedicated to energy efficiency and renewable energy development. The organization's mission is to change how Oregonians produce and use energy by investing in efficient technologies and renewable resources that develop new sources of clean energy, help Oregonians lower their electricity bills, stimulate the economy and protect the environment. <a href="http://www.energytrust.org/">http://www.energytrust.org/</a>