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937 Condominiums

Paying homage to creativity

The 937 Condominiums building is an environmentally friendly high-rise located in Portland, Ore.'s Pearl District. The 937 was recently named 2009 top building in its class in the Daily Journal of Commerce Award ceremony, is on track to be LEED Platinum Certified and is part of the local NW Natural Street of Dreams in Portland, Ore.

Portland's strong ties to the environment—the city is widely recognized as a leader of Green architecture—inspired the development team to stick as close to nature as possible when designing 937. Architect John Holmes, of Holst Architecture, drew upon the natural, weblike fractal patterns found in rock formations when designing the exterior of 937. According to the designers, the building's vertically stacked custom wheat-colored bricks, random window openings, and a playful balcony pattern were used to create an abstract expression of art, symbolic of the creative history of Portland's Pearl District.

"When designing 937 it was a key priority for us to pay homage to the environment, not only in design but functionality," said Patrick Kessi, co-developer of 937 Condominiums. "We wanted to create a building that was not only visually stimulating, but that would also continue to raise the bar for Green standards in the Pearl District. We are excited for the opportunities it is providing our homeowners and the surrounding community."

937's commercial podium is covered with a 4,000-square-foot Green roof, helping with stormwater retention and filtration, insulating the building while reducing the "heat-island" effect. This eco-garden is artistically designed with plants and flowers mixed with pavers. Other Green efficiencies include Platinum compliant appliances; externally vented kitchens; energy-labeled windows, the clearest Gold compliant windows; zero-CFC-based refrigerants, cutting down on the gasses that contribute to global warming and ozone depletion; building design to maximize daylight to each unit; and high-efficiency heating and cooling systems. Located in the parking garage are bicycle storage facilities and charging stations for short-range electric vehicles, encouraging Green transportation within the building.

937 is estimated to use close to 30 percent less energy than similar buildings. Through efficient water fixtures, like dual-flush toilets and careful selection of aerators on faucets, 937 is also able to save over 30 percent of the typical water consumption for a building of its size, reducing demand on the freshwater supply.

In addition, at least 10 percent of 937 is recycled content, and at least 20 percent of the building products and construction materials is extracted, processed and manufactured regionally. 937 also recycled nearly 90 percent of demolition materials and construction debris.

The 16-story mixed-use luxury condominium was conceived by Kessi and Geoff Wenker of 937 Group when they sought to diversify the current Pearl District condominium inventory by creating high-rise suites with shallow floor plans, modern interiors and an imaginative fractal exterior. The interior of each condominium will be minimalist with clean lines, creating a palette for each owner to craft their own artistic interpretation. Suites range from 945 square feet to 2,500 square feet, and are priced from \$348,950 to nearly \$2.5 million. **BN**

