

Station Place Tower

1020 NW 9th Ave.



Project History and Goals

Station Place Tower was the first affordable housing developed in the Pearl District by a nonprofit organization. It was built to fulfill the development goals and housing affordability targets of the District as established by the city's tax increment district plan, and is part of a larger redevelopment that included a 400 space parking garage and adjacent commercial building.

Project Description

- Total square feet: 154,369 SF
- Number of units: 176 (36 studios, 125 one-bedrooms, 15 two-bedrooms)
- Income levels served: 76 units at 30%, 81 units at 50%, 19 units at 80% AMI
- Net retail rental space: 1,500 SF
- Amenities include: Community room, exercise room, computer lab, a library, free high-speed internet access, resident storage lockers and two outdoor terraces.

Development Team

Owner/Developer: REACH CDI
Owner: SPT Limited Partnership
Architect: Robert S Leeb Architects, LLC
General Contractor: Andersen Construction

Funding Partners

Portland Development Commission, GMAC Commercial Mortgage Corporation, National Equity Fund, Oregon Housing & Community Services Dept., Wells Fargo Bank, Fannie Mae Corporation, Portland Office of Sustainability, Housing Authority of Portland/HUD

Timeframe

Construction complete: December 2004

Financing

	Amount
Tax-exempt bonds	\$ 6,020,000
PDC loan	13,556,049
Tax credits	7,631,169
Other grants/waivers/fees	728,948
Total	\$27,936,166

Enhanced Design and Site

- **Site Inventory**
Housing sited to utilize southern exposure for solar gain and light & minimize west exposure; Garage sited to block noise from idling trains.
- **Soil & Vegetation Protection**
Mitigated contamination from rail yards previously on site with 2-foot cap of clean soil; No herbicides or pesticides used during site prep; Open space enhanced with plants in 2nd floor terrace and 12th and 14th floor rooftop garden.
- **Building Design & Construction**
Vertical and horizontal shades protect people from sun and weather; Building footprint maximizes space efficiency and minimizes land footprint; Ceiling heights of 8'6" in units expand sense of efficient spaces.
- **Stormwater Management and Water Pollution**
Protected site from runoff erosion during construction.
- **Transportation Access**
Meets City bicycle parking requirements with 50 spaces; Parking includes 19 spaces in building and up to 70 spaces available under Lovejoy ramp and in the adjacent parking structure; Station Place Tower is on #77 Tri-Met bus line and one block from Portland Streetcar.

Energy Conservation

- **Building Envelope & Weatherization**
Insulated the building walls to R-21, floors to R-30 and ceilings to R-38;

continue on reverse side



1135 SE Salmon St.
 Portland, OR 97214
 (503) 231-0682 www.reachcdc.org



Station Place Tower continued



Station Place library

Used low-E argon-filled windows that exceed required commercial standards; Sealed all penetrations between interior and exterior; Exceeded requirements for perimeter insulation for concrete slab.

Heating Systems

- Installed high efficiency gas forced air furnaces in common areas; Units have heat pump electric p-tac units in living areas and electric resistance cover radiant heaters in bedrooms.

Electrical & Lighting

- Installed Energy Star-rated appliances and T-8 fluorescent fixtures in all units; Installed efficient outdoor lighting with time clocks.

Water Conservation

- Built a rainwater harvesting system to reuse stormwater onsite and flush 80 toilets on 6 floors of the building; Installed water-conserving plumbing fixtures in units and common areas; Installed high efficiency gas water heaters & insulated all hot water pipes.

Irrigation

- Used only native and low maintenance plant materials for landscaping, except street trees; Installed no area of turf and installed high efficiency drip irrigation system.

Conserving Materials & Resources

Waste Management & Recycling

- Developed a wastewater management plan for construction including waste recycling by types of materials. Achieved 80% total waste reuse and recycling by weight; Minimized non-recyclable/non-reusable packaging during construction; Installed regionally manufactured building materials when possible; Space for tenant recycling in garbage rooms.

Roof & Skin

- Installed durable and recycled content roof and siding with 25-50 year lifetime warranty.

Materials & Finishes

- Installed drywall and drop ceiling panels with recycled content; Installed low or formaldehyde-free composites. Used plywood in all cabinets; Used low-toxic outdoor materials and concrete pavers versus decking.

Flooring

- Installed Vinyl Composition Tile in units and common areas; Installed nylon or PET carpeting w/ felt pad or low VOC adhesives.

Enhanced Indoor Air Quality

Finishes

- Installed solvent-free paints and primers and water-based wood finishes and stains; Installed low toxic adhesives and sealants.

Fresh Air Ventilation

- Installed continuous exhaust ventilation. Building properly ventilated prior to occupation; Installed subducted ventilation chases to exhaust kitchens and bathrooms.