



OREGON SUSTAINABILITY CENTER

Living Building Eco-Charrette Report
April 6–10, 2009

prepared by Green Building Services 

design team



OVERVIEW

The week of April 6-10, over eighty stakeholders and project team members (participants) gathered to participate in an Eco-charrette for the new Oregon Sustainability Center (OSC). The OSC is a 240,000-sf office building to be located downtown Portland, Oregon that will house a collective of private, non-profit, academic and public organizations collaborating to accelerate growth and innovation in Oregon's green economy. The Eco-charrette kicked off a Phase I Feasibility Study funded by the Portland Development Commission (PDC) to determine the financial and technical feasibility of achieving the ambitious Living Building Challenge (LBC) Standard for the project. The Eco-charrette generated key design principles, concepts and direction for the project team to generate a schematic design and cost-estimates for the project over the 90-day period of the Phase I. The outcome of Phase I will determine the desirability and feasibility of the OSC, including the potential to achieve the LBC.

OREGON SUSTAINABILITY CENTER PROJECT

The (PDC); City of Portland (City) as represented by the Portland + Oregon Sustainability Institute (P+OSI); the State of Oregon (State), acting by and through the State Board of Higher Education and its Oregon University System (OUS); and the Oregon Living Building Initiative (OLBI), a consortium of leading sustainability-focused organizations; partnered for the ambitious purpose of developing and operating a world-class multi-story office building called the "Oregon Sustainability Center" (OSC). The OSC will become the state's green economy portal to accelerate business opportunities for Oregon's sustainable industries, scale and expand best practices, and provide a home for cross-sector strategic collaboration. It will function as a hub of research on sustainable practices, public policy, private business and economic development, networking, outreach and training with the intent of catalyzing growth in Oregon's green economy. In addition to these programmatic functions, the building will be a physical manifestation of Oregon's commitment to sustainability and pursues the Living Building Challenge Standard.

The OSC will be developed on PDC-owned property at SW Montgomery Street and SW 5th Avenue and adjacent to the Portland State University campus in downtown Portland, Oregon and will be implemented in two phases:

Phase I: Feasibility Study and Development (Current through Spring 2009)

Phase II: Design and Construction (~2009-2012, depending on outcome of Phase I)

The PDC selected a team to execute the Phase I Feasibility Study through a competitive RFP process (RFP: <http://pdc.us/pdf/rfps/2009/RFP-08-23-Sustainability-Ctr.pdf>), which is now underway and includes the following scope items:

- Predevelopment/Due Diligence
- Development Program and Schematic Design
- Preliminary Development Budget
- Project Schedule

The outcome of Phase I will determine the desirability and feasibility of the OSC, including the potential to achieve the Living Building Challenge.

LIVING BUILDING CHALLENGE

The LBC is widely-regarded as the most rigorous sustainability standard for buildings and sites and pursuit of the LBC requires strong expertise, collaboration, analysis and diligence. The LBC differs from LEED in that it seeks absolute, rather than incremental, building and site performance (i.e. net zero energy instead of 20% better than code) and is comprised of sixteen prerequisites, rather than a host of optional credits and certification thresholds as in LEED. In addition it requires documentation of actual performance through at least one year of operations, rather than modeled or predicted performance. Achievement of the LBC standard is extremely challenging in any project and the level of difficulty generally increases with project size. Some projects have achieved one or more of the prerequisites within the LBC, but no one project has achieved all of the LBC requirements. Available: <http://www.cascadiagbc.org/lbc/lbc-v1.3.pdf>.

ECO-CHARRETTE



A group of stakeholders and design team members participated in an Eco-charrette the week of April 6-10 to kickoff Phase I of the project. The intent of the Eco-charrette was to set collaborative working relationships across the design team, elicit stakeholder ideas and input and to develop and evolve the design direction for the project.

The Eco-charrette was purposefully designed to address the uniqueness of the project:

High profile- The OSC intends to be an iconic structure, catalyst for Oregon's green economy and nexus for multi-sector collaboration. A successful project will result in international recognition for the project's ability to be a direct, physical manifestation of the building's programmatic intent.

Scale- Approximately one hundred people representing a broad range of interests, engagement and stake in the OSC participated in the five-day Eco-charrette.

Performance- The OSC seeks to, at a minimum, have zero impact and aspires to have a restorative effect on Oregon's social, economic and environmental health.

Team- The project team is comprised of Portland, Oregon-based firms that each has vast, demonstrated experience in applying green building and sustainability. The notion is that, collectively, this team has the potential to generate an extraordinary project that meets or exceeds the project objectives.

People- The OSC is distinguished by the intent to be a place that, through design and governance, facilitates collaboration across tenants and partners. This intentional co-location and collaboration aims to be an engine that advances Oregon's green economy.

The week's agenda provided the structure for a process of enabling the team and stakeholders to think, communicate and collaborate with the unencumbered creativity warranted by the high aspirations of the project. Specifically, participants were asked to participate in an array of unconventional ways including a Living Building Slam in which participants were asked to provide a hypothetical restorative project in one hour; singing Louis Armstrong's "What a Wonderful World"; developing a Living Building product; silently envisioning and then articulating the "ideal workspace"; identifying programming issues at multiple scales through "problem seeking" in the pursuit of a Living Building; developing a prospective research agenda for and by the project; and devising design concepts that begin to integrate all of this work. Ultimately, a clear set of design principals emerged from the process that will help the project team vet their design approach moving forward. Throughout the session the agenda and charrette space created a "sweet spot" to work in that sufficiently escaped convention yet generated meaningful and actionable direction for the project team.

The following summarizes the intent, process and outcome of each day of the Eco-charrette:

The first day of the Eco-charrette was used to create a common understanding of the intent and scope of the OSC project and the week's Eco-charrette across all stakeholders. Further, the intent was to establish a platform of collaboration, creativity and “out of the box” thinking on which to pursue the week.

WELCOMING

Rob Bennett, Executive Director of P+OSI, welcomed all of the participants and recognized the stakeholders that brought the OSC project to Phase I and this Eco-charrette. Rob provided an overview of the intent of the OSC, the role of P+OSI and the rich collaborative of sustainability-minded organizations that will play a significant role in further shaping and fulfilling the project mission.

PRESENTATIONS: SETTING THE STAGE

A series of presentations followed Rob's welcoming address to provide context for the week's work.

- Clark Brockman of SERA Architects (design team) presented the genesis of the LBC. The LBC was developed by the Cascadia Chapter of the United States Green Building Council to challenge the development industry to move beyond incremental performance improvement to zero and restorative impact development.
- Dennis Wilde of Gerding Edlen Development Company presented on Eco-districts as a scaled approach to creating a sustainable built environment. Eco-districts are distinguished by the ability to achieve incrementally higher performance levels across and broader spectrum of focus areas through systems-based design, operation and programming. The City of Portland's EcoDISTRICTS Initiative (led by P+OSI) seeks to invest in major redevelopment areas to test and accelerate scalable green development strategies to be applied throughout the city.
- Judith Heerwagen, Ph.D and environmental and evolutionary psychologist, presented on the imperative for the built environment to not only meet significantly higher levels of performance, but to be shaped according to fundamental human needs. Dr. Heerwagen overviewed the biophilia hypothesis, which says that humans have a deeply-rooted need to regularly affiliate with the natural environment to sustain good health, well being and productivity. Understanding that people spend 90% of their time indoors, Dr. Heerwagen called for the designers to be purposeful about creating literal, facsimile and evocative nature-based sensory experiences for the occupants. Dr. Heerwagen's presentation was very appropriate segue to the week's work and the principles that evolved from the week.



ECO-CHARRETTE COLLABORATION COMMITMENT

A Collaboration Commitment was created and posted in the front of the room throughout the week. This Commitment provided a visible list of conditions that create the collaborative and creative work environment necessary to address the goals of the project and work for the week. All participants were asked to sign the Collaboration Commitment as a show of their pledge to the document.

1. Engage with an open mind
2. Check your ego at the door
3. Leave your preconceptions behind
4. Listen, then respond
5. Acknowledge the contributions of others
6. All ideas have value
7. Enjoy this moment
8. Think outside ofeverything you know
9. No filters, let it flow
10. Begin with the end in mind



The SLAM Owner Team: Simon Schuster, Sally Salmon, Dr. Edward Moss, Wee 1 and Cesar Chotchky

The day's core activity was a design "SLAM", in which participants formed design teams and were asked to design a project in response to a hypothetical owner team of clients (the SLAM "instigators") in the year 2050 and in one hour. The instigators presented very lofty goals focused on social equity, financial performance, ecosystem services, children, salmon populations and the restoration of ecosystems as well as the following project requirements:

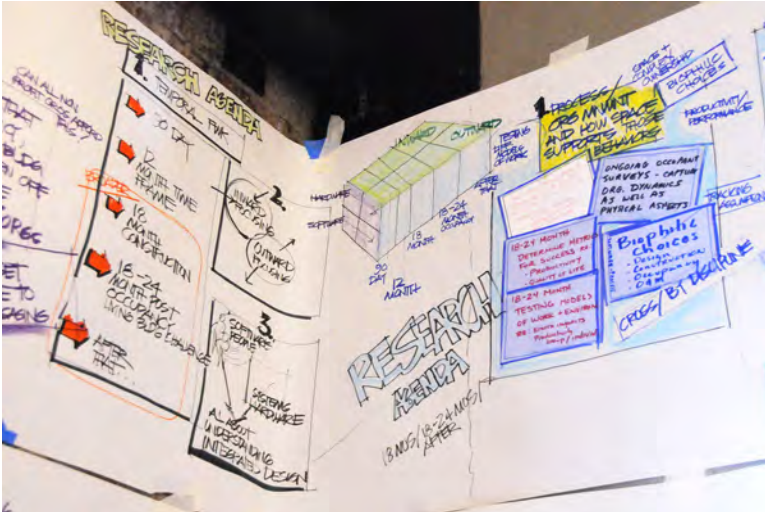
- 250,000 square foot office building with retail
- Exceed the Living Building Challenge
- NO mechanical HVAC systems
- NO plumbing
- NO electric lighting
- ONLY natural materials

Given a flip chart and markers, one hour to design and 3 minutes to present the concept on one flip chart page, the teams aggressively pursued concepts to exceed the owner's objectives and 'win the work'. The teams were also asked to invent one building product that would support their design concept.

The design teams quickly came together to generate highly innovative design concepts that included strategies such as growing the structural materials on-site; the conveyance of water via moss-driven capillary action; natural bioluminescence-based lighting; an 'aware -chair' that reads and responds to the needs of the individual to facilitate flexible workspaces; circadian work cycles to support occupant well-being and energy use reduction; and on-site pig farms to manage waste among many others.

The SLAM revealed the potential of the participants to collaboratively generate unconventional and highly innovative design concepts in response to constraints and highly aggressive performance goals, providing an approach for the remainder of the week.

organizational collaboration (e.g. annual OSC projects) as well as monitors and tracks performance of the building and its occupants.



Participants also explored the immediate, short and long-term research needs to support the OSC. In the immediate term, ideas focused on the pursuit of the Living Building Challenge and collaborative programming in the OSC. Understanding and testing out organization management strategies that facilitate inter-organizational collaboration should be evaluated immediately to glean implications for space design. If possible, these strategies might be ground-tested prior to occupancy. The prospective legal barriers associated with unconventional design strategies to achieve exemplary performance (e.g. district systems across buildings) and other issues (fire, life

and safety) must be evaluated and addressed early with the proper authorities. Criteria for what defines a biophilic design strategy or a biophilic material must be established to inform design and material decisions. Additionally, building and occupant performance metrics must be established, benchmarked and measurement initiated prior or at occupancy.

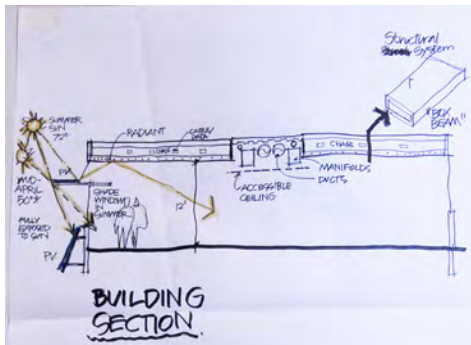
Longer term research should focus on ongoing building and occupant performance evaluation, partnerships with the Oregon University System in the research and commercialization of products, and small green business incubation.

The program and research concepts and strategies generated on Tuesday provide information for consideration by the design team in planning and designing the space. It also provides the multiple OSC organizations and potential future governing body a foundation on which to develop a framework to support cross-organizational collaboration.

The intent of Wednesday was to collectively “problem seek”, or identify key questions to which the design team should respond, in the pursuit of achieving the Living Building Challenge. Secondly, the intent was to generate preliminary concepts of design strategies that address these questions and support exemplary building performance.

The participants self-selected into two groups for two facilitated sessions addressing building envelope, energy, water and materials. The groups generated a plethora of questions, ideas, strategies and issues in each category that, coupled with the previous work, supported the emergence of design concepts. The following is a brief summary each group’s work:

BUILDING ENVELOPE



Rather than thinking of the building envelope as a simple encasing of the building, the participants explored the envelope’s “potential services” at various scales. As a structure, the envelope could be designed to mimic and support habitat conditions and natural functions such as photosynthesis, air/water purification, food cultivation and rainwater attenuation. The line between ‘in’ and ‘out’ might be blurred to address occupant need to retain a connection to the outdoors, superior indoor air quality, integration of nature into the building and intentional building transparency without

compromising thermal comfort or energy performance. To address these ideas, the skin might be adaptive like nature in that it exposes itself to desirable conditions, protects itself from threats and each surface is intentionally designed for its microclimate and the need to support the building and its occupants.

The participants concluded that building will not require a double skin to support a ventilation and envelope strategy that enables exemplary energy performance.

ENERGY

Through some preliminary work, the team established a target energy use index for the project of 20kBtu/sf, or about a 75% energy improvement over comparable buildings nationally. This assumes that a sufficiently sized photovoltaic system will generate energy renewable energy to make up the approximate 25% remaining energy to achieve net zero energy over the course of the year.

The building can be designed and engineered to achieve net zero, but in the end the users will determine actual energy performance. Thermal comfort in particular is a significant variable in occupant behavior to promote energy performance.

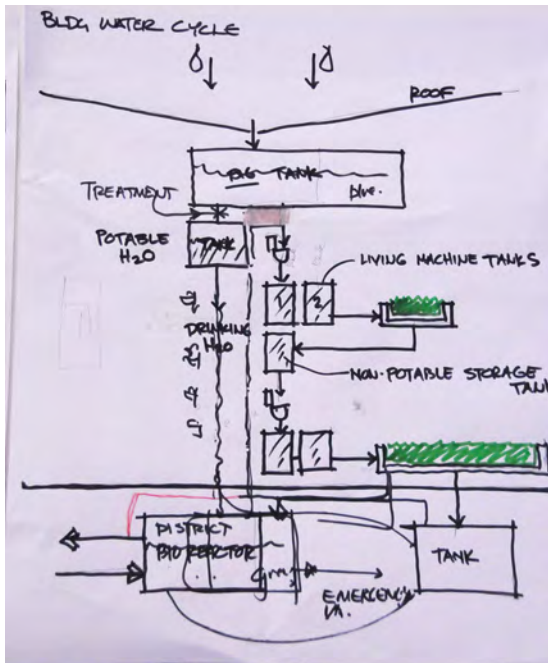
- What temperature setpoints will occupants allow with a superior envelope?
- Is task or group-scale heating and cooling viable?
- Is layering acceptable to organizations and occupants?
- Does the building allow for natural/conditioned microclimates to which occupants can migrate to warm up or cool off using the flexible workspace model?

Other assumptions were also challenged such as how cold and how hot water needs to be to yield the desired service (i.e. drinking water, dishwashing, etc.); adjusting building service schedule for daytime to use daylight instead of electrical lighting; and, use of direct current energy to avoid waste among others.

In addition to PV, major energy source opportunities persist in Portland State University’s energy master plan, geothermal, sewer waste heat mining and heat capture from nearby energy users.

In the end, how people use, respond and adapt to different conditions arose as the most significant variable in determining actual building performance.

WATER



The Living Building Challenge calls for the building to consume only the water that falls or is reused onsite. The water group immediately questioned the fairness and efficacy of this if applied in all buildings in downtown Portland. For a project the size of the OSC in Portland, it would need to capture all of its on-site rainwater for several months of the year when that water is also in high demand by aquifers, rivers and riparian and in-stream species. Is there a better scale at which to capture rainwater and is it a best practice to keep this water from the ground. From this, the concept of “hydro-equity” emerged, which led to the OSC design principle of resource equity.

Other critical questions:

- How can we best leverage the properties of water to support the building and its occupants?
thermal mass, auditory and visual sensory experience of water, 'sticky' yet fluid

- Do we need to use water for that service?
hand washing, irrigation, waste conveyance
- How efficiently can we use the water for that service?
lowest flow possible without compromising effectiveness
- Can we re-use the water for one or more services after it's fulfilled that service?
on-site treatment and reuse
- How can we create the 'right' water for the use?
appropriate temperature and quality
- How can the design create awareness about water and promote pro-environmental behavior?
occupants provided choices "at the faucet" with real-time awareness of building performance
- The issue of hydro equity emerged as a great design and research opportunity but also presents a challenge to meeting the Living Building Challenge criteria of zero net water. The large group felt strongly enough about this concept that it evolved into a core OSC design principle that addresses all resources.

MATERIALS

The priority areas for materials included building user experience, materials reduction, quality, flexibility, education and services. Questions for the design team spanned from design to operation of the building.

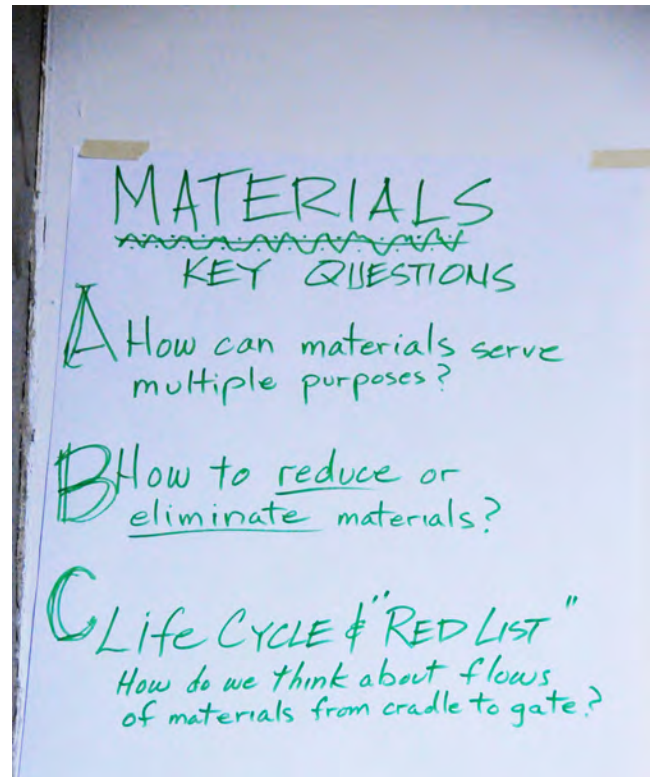
Of particular importance was the Living Building Challenge's Materials Red List, which precludes the team from using materials known to have significant deleterious effects on people and the environment. For some structural and fire, life and safety component in the building, there may not be available substitutes to those that contain Red List materials. The group inquired about the criteria that the design team will use to vet design and material selection decisions when a Red List criteria cannot be met.

Another critical question concerned the lifecycle of the components of integrated systems. The integration of multiple components as a system to serve multiple building functions creates efficiency and can expand the number of services provided by each component. In designing these systems, the design team must

consider the impact of component failures and the potential for obsolescence. Unaddressed, this presents risk of a greater system failure and a bigger impact on the building and users.

The group also generated the following core questions:

- Does the owner intend to track material flows in and out of the building?
- To what standard will the tenants be held in their improvements and what guidance will be provided?
- How will the design intent be meaningfully carried over into the operation and maintenance of the building and its materials?
- How can each material multi-task?
- Can building design and program reduce the amount of materials required and brought into the building by tenants and visitors?



Thursday drew from the information and concepts generated from the previous three day's work to explore the experiential impact of the building. More specifically, the participants worked to establish a design vision for the OSC that appropriately represents its purpose, performance and context. This work was driven by the intent for the OSC to not only operate with exemplary performance, but to physically symbolize the magnitude of its ambitions for Oregon's green economy.

The day began with a summation of the questions, issues and ideas identified by the topic-area subgroup groups the previous day. For each area, a core set of issues were elicited to help create focused guidance for the design team moving forward. The following represent the topic-area principles that emerged:

ENERGY

- Exhaust all passive opportunities first, active is last resort
- To be zero net energy, at the most the building should use a maximum of 18 to 20 kBtu/sf/yr.
- Educate, empower, organize, maintain and possibly govern building users to support design intent
- Identify new ways to align traditionally disconnected systems towards a regenerative, self-supporting, multi-purpose system (repurpose outputs to serve as inputs)

ENVELOPE

- No one size fits all approach (building, façade, component scale)
- Envelope integration to provide more services- energy production, habitat, rainwater management, biophilic connectivity for occupants.

MATERIALS

- Multi-purpose materials
- Make less do more
- Determine the temporal and organizational scope of influence of the LBC and other criteria (i.e. how far are these criteria applied?)

WATER

- Hydro-equity: needs of various users met at all scales
- Create the "right" water for each service
- Celebrate water and integrate into building experience

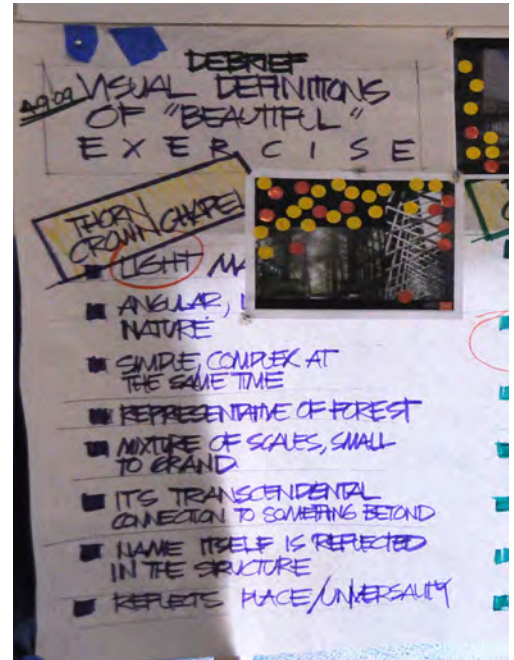
ICONIC, BEAUTY

The participants then stepped back to explore how the significance of the building's functional and programmatic endeavors might be communicated through contextually-appropriate, yet marking, design and form. Specifically, the participants worked to identify how the OSC would be both iconic and beautiful.

The participants worked in small groups to discuss what iconic and beautiful are, and are not. Collectively, the exercise generated a number of qualities and intentions that would support the OSC's intent to be both iconic and beautiful.

The group questioned the notion that iconic necessitates a loud or blatant design statement to distinguish the OSC. A representative sample of the questions includes:

- What are the expectations of the owner and public?
- How will the building showcase its efficiencies, but address the need to do more than that?
- Nature is beautiful to Oregonians so to how should the building work with this sensibility?
- How will the building explain itself, tell a story and be readable?
- Can the building be iconoclastic, but not egotistical?
- How will the building be iconic, yet replicable?
- Should the building reflect Oregon, Portland or both?
- How will other species interface with the building?
- Should Energy Performance be trumped by beauty? (Quick conclusion: Quite the contrary, the two can work hand-in-hand)

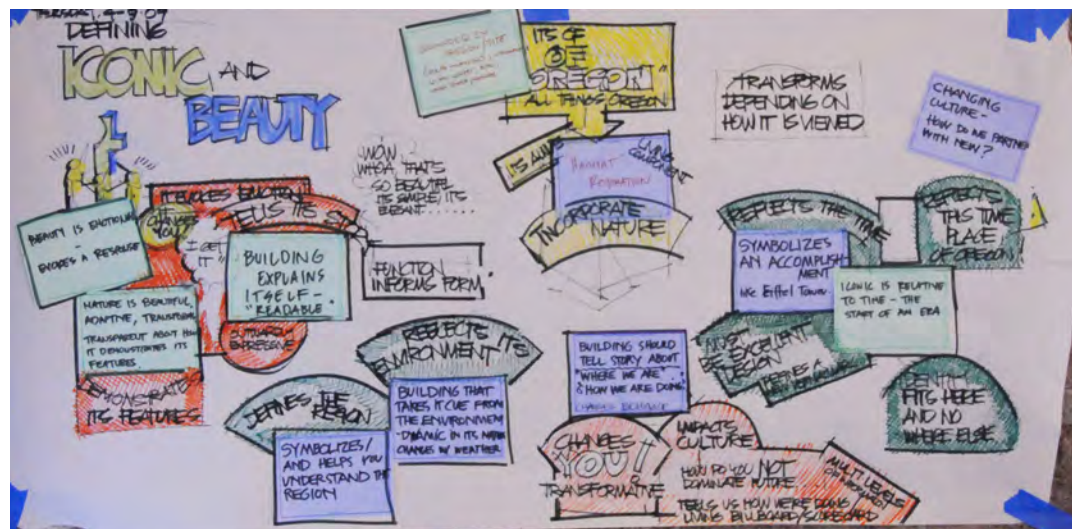


The participants were then presented with over 30 images of real and hypothetical projects distinguished by their design, form and/or features. Participants voted for three projects that they felt to best exemplify iconic and beautiful and the group discussed why.

Characteristics shared by the most popular projects included:

- Simple in experience, complex in function or design
- Angles and light suggestive or integrated in nature
- Contrasting, yet complementary, experiences of inside and outside
- Clear expression of technology
- Climate- and context-responsive design
- Well proportioned and scaled volume
- Purposeful contrast in color, light, shape and textures to support biophilic experience

Other comments focused on exposure of the building's structure, identifying what materials and structural solutions are "Portland" and "Oregon"; and that tacking on green is not good enough- the OSC should communicate its distinguishing performance and program through experience, which requires superior design.



DESIGN VISIONS

Building on the exploration of iconic and beauty for the OSC, participants were then asked to inwardly reflect and articulate their design vision for the project. Consistent themes emerged:

- Show the building's link to nature- ranging from solar energy production to integration of vegetation to support building function and human experience.
- Building (and district) as pedagogy- learning should start once people enter the district
- The building should enable a different way of thinking that transcends convention
- It's the "unbuilding"- it's not about the building, but what happens in the building...the people
- The building isn't telling a story, it's engaging in a dialogue with people
- Have no fear in taking risks, or we'll never meet our intent
- The OSC can be elegant without being extravagant

The participants concluded that iconic and beautiful have unique definitions in Portland and Oregon. Specifically, that iconic must be achieved with humility, much like the character of Oregonians. And, that beauty is rooted in the nature that sustains us.

DISTRICT CONSIDERATIONS



Stepping back from the building, participants gathered around a district plan of the neighborhood in which the OSC will be developed. The participants reviewed current and future development, building ownership, traffic, zoning, the Streetcar line and future green street plans for SW Montgomery among other variables to provide an informed context in which to design the building, specifically the ground level.

Some preliminary ideas of how to respond to these contextual variables included designing a breezeway through the building to facilitate pedestrian access; creating a skybridge over the rail and between the prospective retail outbuilding and the OSC; continued

engagement of the historic Harrison Court apartments; a "soft" plaza to respond to the hardness of the PSU Urban Center; and a green wall cascading down to SW Montgomery, the future green street.

In the end, the participants concluded that it would be useful to generate multiple context maps for the retail, vegetation/green street efforts, existing and potential habitat over lay at the district and greater scale, future development, transportation and parking.

SYNTHESIS AND EMERGING OVERARCHING PRINCIPLES

The remainder of Thursday was spent synthesizing all of the week's work into design concepts and principles for the project. The following five overarching principles emerged from the week's work and have been identified as the core source of guidance to the design team:

1. Appropriately scale systems
2. Make less do more
3. Design for resource equity
4. Integrate natural systems to benefit all species
5. Recognize that people are the life in living buildings



A brief narrative of these principles follows:

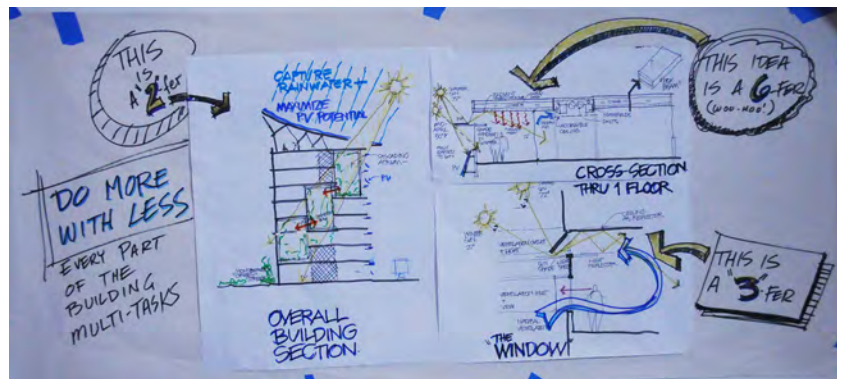
1. APPROPRIATELY SCALE SYSTEMS FOR OPTIMAL PERFORMANCE

As we consider systems that may be incorporated into the project, we need to determine scale or size of the system that will provide the most cost and resource efficient delivery of services to the project. It is understood that some systems make sense when applied at a building scale, while other systems may make more sense at a district scale, providing services to many buildings. The following systems are being evaluated:

- Stormwater Management
- Rainwater Harvesting
- Wastewater Treatment
- Treated Wastewater Distribution
- Earth-coupled Energy Systems
- Renewable Energy

2. MAKE LESS DO MORE

One way to significantly reduce the environmental impact of the building will be to reduce the total amount of materials used in the project, thereby reducing the resource investment in the manufacture, transport,



installation and maintenance of those materials. In order to enable this approach to be successful, we will work to make those materials that remain provide as many functions as they possible. One example is:

A structural system that:

- Is exposed as a finish material for ceilings, floors and walls
- Provides distribution of heating and cooling
- Services as a conduit for plumbing, electrical and tel/data
- Provides thermal mass for night-flushing and passive cooling

3. DESIGN FOR RESOURCE EQUITY

As we evaluate resource budgets for the building and to meet the Living Building Challenge, we must not only consider our own needs for resource use, but also ensure that we consider the needs of other species. For instance, the Living Building Challenge requires that the building use only the water that falls on the site. This can be used to provide the water budget for the building, to meet the need of the occupants and equipment. However, when we consider “water equity”, this begs the question: is it fair to other species if we use all of the water that falls on the site, and what if every building did this? Our project design approach should ensure fair and equitable resource use, while working to meet the Living Building Challenge.

4. INTEGRATE NATURAL SYSTEMS TO BENEFIT ALL SPECIES

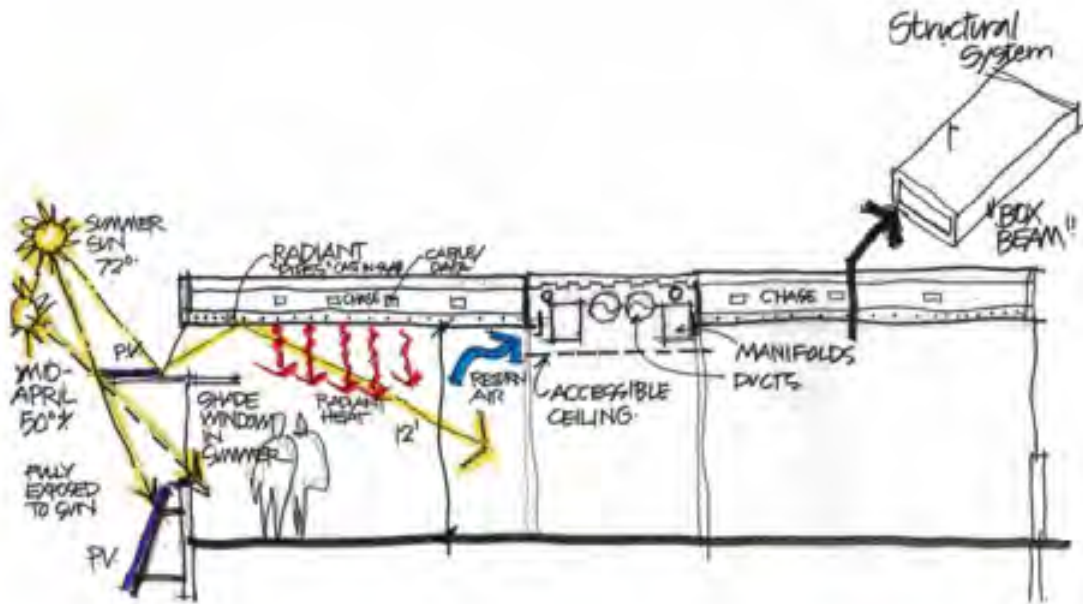
Inclusion of natural systems is essential to the success of this building. Judith Heerwagen’s presentation and work clearly show the value of incorporating biophilic design approaches into the workplace environment. Literal, facsimile or representative systems from nature provide psychological as well as performance enhancements for humans. At the same time, natural treatment systems for stormwater, wastewater and air quality provide an ecosystem service without significant chemical inputs and energy use. Through thoughtful design, these systems can also provide habitat for other species and further enhance the local ecosystem.

5. RECOGNIZE THAT PEOPLE ARE THE LIFE IN A LIVING BUILDING

The Living Building Challenge represents a dramatic paradigm shift in the way that buildings are designed, built and occupied. A vacant building can exist without any resource inputs, but once occupied, a building requires resources to support the health and wellbeing of the occupants. The existing building stock does not provide occupants with information on building performance so that they can make informed decisions about resource use. A Living Buildings provides occupants with a feedback loop on individual resource use and overall building performance as well as providing appropriate choices to support occupant comfort and wellbeing. This approach necessitates the active participation of the people in the building to ensure that resource budgets are met for energy and water use in order to meet the net-zero energy and water prerequisites. With this new approach, occupants become part of the essential functions of the building.

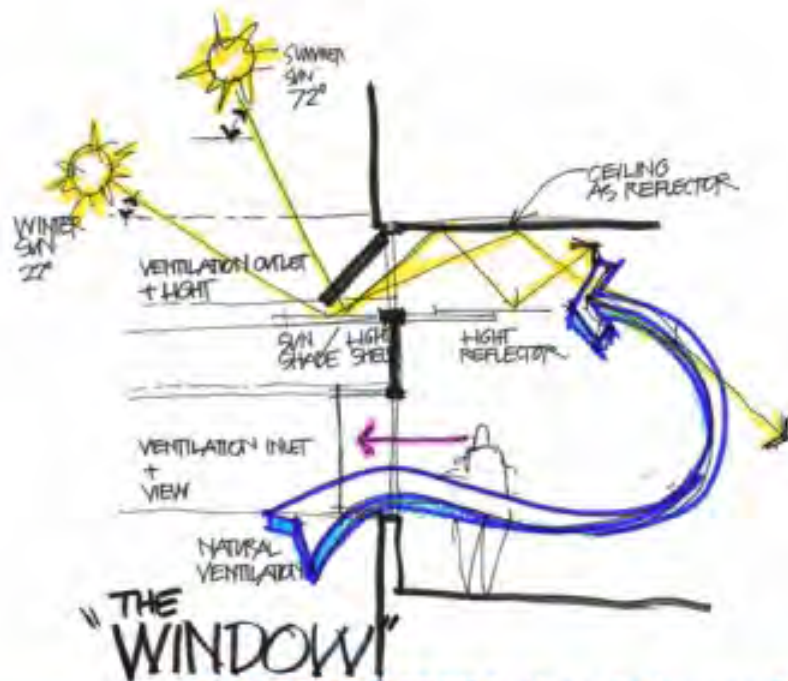
INITIAL DESIGN CONCEPTS

The design concepts included multi-story atria throughout the building to facilitate daylight penetration, interior plant growth, ventilation and access to the outdoors; a multi-faceted OSC hydrologic system to manage potable, storm and wastewater management in a way that enables users to participate and connect with water; a box beam structural system that is a conduit run, provides space conditioning, structurally supports the building, is thermally massive and eliminates the need for a finished ceiling.



BUILDING DETAILS: structural / mechanical integration

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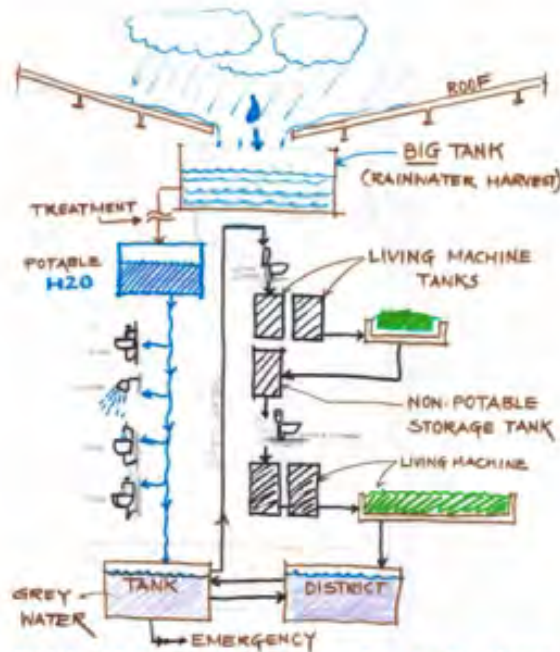


BUILDING DETAILS: the window section

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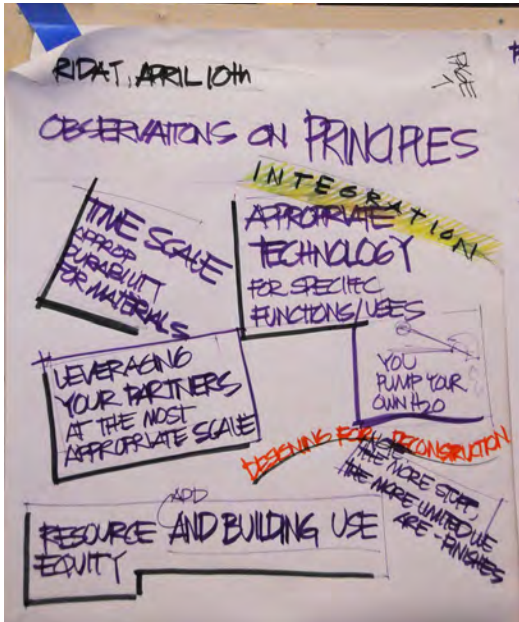
BUILDING SYSTEMS: energy generation



BUILDING SYSTEMS: water collection and storage

Thursday's intent to culminate in a working definition for the experience of the OSC that emerged from the week's work was met. Most importantly, a core set of guiding principles were established to lead the design team and provide a means to support decision-making through the completion of the Phase I Feasibility Study.

STAKEHOLDER GROUP MEETING AND CONCLUSION OF ECO-CHARRETTE



Friday morning was devoted to summarizing and presenting the week’s work in order to open a dialog with the stakeholder group and gather feedback, review the design approach and clarify next steps for the project team. Rob Bennett welcomed everyone back for the closing session of the week and clarified the roles of some of the key team members. He noted that OLBI’s Sean Penrith and Andrea Durbin have been the “spiritual leaders” of this effort, while Jay Kenton has been the “dealmaker” – getting things done. He noted that there is strong capacity in all areas OLBI – after two years of trying push this notion of a living building, an amazing convergence of partners we have to work really closely and knitting it all together. Rob noted that while we are in the feasibility stage right now; will be making a decision around June tremendous opportunity in Phase II Jay Kenton is doing amazing work in legislature in providing bonds to help fund the project. He also

noted that the principles of the transparency of this process are essential to the project’s success and that the blog and the open house are key elements of that effort.

All of the work from the previous week was posted on the walls of the workspace, annotated with descriptive summaries and organized by the day of the week that the work was done. A formal summary overview of the outcomes was presented and a dialog opened with the stakeholders. The design team provided an overview of each component of the work as well as a synopsis of how each element of the work that was initiated in the eco-charrette would be carried forward through the remainder of Phase I.

Andrea Durbin continued by setting the tone for the project moving forward. She said that achieving living building status for a large building integrating a building environment with nature will put Portland on the map and demonstrate that this can be done; inside, the building brings together all areas of tenants. She shared that Oregon is much more collaborative than other places and that this can be demonstrated not just within the building, but also AROUND the building as well. Creating eco-districts and also creating the place where people can come and understand and experience this place – interacting with the building using the plaza and the public space habitat thinking beyond the building creating something really different – built environment in a different way.

FRIDAY AFTERNOON – PUBLIC OPEN HOUSE

On Friday afternoon, the eco-charrette workspace was open to the public so that members of the public could see the work that had been completed and provide feedback to the project team and stakeholder group about the project. Comments were invited on flipcharts and the blog to capture reactions to the eco-charrette work. Mayor Sam Adams took the opportunity to share his vision for the project and state his support for this project and similar efforts in the Portland to define our approach to sustainability.

A detailed eco-charrette report will follow that will share more detail on the week’s events and the direction for the project coming out of the week-long effort.

