



GREEN BUILDING INTEREST GROUP ENERGY TRUST OF OREGON PARTICIPANT PERSPECTIVE

By Louis Fontenot

March 3, 2010

- Founded in 1948
- One of the nation's leading developers and investors in real estate
- Developed over 500 million square feet with a value exceeding \$50 billion
- We work in 15 major cities throughout the U.S. and Canada
- Develops
 - office
 - retail
 - higher education
 - multi-family residential
 - industrial
 - healthcare
 - on-airport distribution
 - mixed use
- Trammell Crow Company is an independently operated subsidiary of CB Richard Ellis Group, Inc., the world's largest commercial real estate services firm (based on 2008 revenues). For more information visit www.TrammellCrow.com.



**Rivergate Corporate
 Center III Bldg A
 14300 N. Lombard St.
 Portland, OR**

Quick Facts

Location:	Portland, Oregon
Site:	27 acres
Type:	Distribution Center
Size:	573,420 SF
Budget:	\$30 million
Project Start:	July 2007
Const Comp:	February 2008
Equity Partner:	MEPT
Architect:	Group MacKenzie
Contractor:	Perlo McCormack Pacific
Sustainability:	LEED-CS Silver

Estimated annual

water savings	620,000 gallons
electricity	607,000 kWh



STRATEGY

- Reduce potable water use from restrooms fixtures
- Reduce potable water use for landscaping
- Increase building energy performance
- Create a superior indoor environment

RESPONSE

- Reduced-flow fixtures will be used reducing water use by 40%
- Landscape is designed to feature native vegetation with efficient irrigation systems.
- High-efficiency T-5 lighting, R-19 roof insulation and low-e insulated windows are incorporated to reduce overall energy consumption
- Pollutant sources were eliminated during and after construction by using low VOC products.
- 95% of on-site generated construction waste was diverted from landfills



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115th Commerce Park
21051-21151 SW 115th
Ave
Tualatin, OR

Quick Facts	
Location:	Tualatin, Oregon
Site:	16 acres
Type:	Distribution Center
Size:	278,920 SF, 3 buildings
Project Start:	May 2008
Const Comp:	December 2008
Equity Partner:	ING Clarion
Partners	
Architect:	Group MacKenzie
Contractor:	Perlo McCormack Pacific
Sustainability:	LEED CS-Silver
Estimated annual	
water savings	244,481 gallons
electricity	516,219 kWh



STRATEGY

- Create a healthier workplace
- Reduce the burden on the land
- Reduce energy and water use

RESPONSE

- Increase ventilation by 30% above ASHRAE standards
- Used low emitting materials: green slab sealers, paints, carpets and adhesives
- Provided preferred parking spaces for low-emitting and fuel efficient vehicles
- Installed indoor chemical and pollution source controls by installing high filtration media in HVAC systems and entryway systems
- Installed water efficient landscaping reducing the water use by 53%
- Installed low flow fixtures, reducing potable water use by 44%
- Installed higher efficiency storm water quality control system
- Utilized a construction waste management system that recycled over 96% of all construction debris
- Recycled material – 27% of the total building materials used were manufactured using recycled materials
- Regional materials – 40% of the total building materials were extracted, harvested, or recovered as well as manufactured within 500 miles of the project site
- Installed energy efficient lighting and HVAC systems



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**Cascade Station
 Corporate Center I
 9600 NE Cascades Pkwy
 Portland, OR**



Quick Facts	
Location:	Portland, OR
Type:	Suburban Office
Size:	93,000 SF
Project Start:	August 2008
Const Comp:	June 2009
Stabilization:	Fall 2010 (projected)
Equity Partner:	Real Estate Capital Partners
Architect:	Fletcher Farr Ayotte
Contractor:	Skanska USA
Sustainability:	LEED registered project seeking LEED Silver Certification
Core/Shell	

STRATEGY

Develop a building with sustainable features that can be designed and implemented in a cost efficient manner including:

- Increased interior natural lighting with extensive glass lines along perimeter walls.
- Use of regional and recycled building materials
- Use of solar shades at perimeter windows on south faces to reduce interior heat gain.
- Implementing a construction waste management program to reduce construction waste and promote recycling.
- Providing a water efficient landscaping design
- Mechanical and electrical building features that result in optimized energy performance.

Leverage the advantages of the master planned development and infrastructure including:

- Immediate proximity to Light Rail
- Neighborhood of LEED certified properties and sustainability minded organizations.
- Immediate proximity to open space and parks



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