

REAL ESTATE & CONSTRUCTION REVIEW

Washington/Oregon Edition

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Facts & Figures

Owners: Dolph Creek LLC, Portland, OR (Dolph Creek Townhomes); City of Portland Development Commission, Portland, OR (Headwaters Apartments); NW Housing Alternatives, Inc., Milwaukie, OR (Village at the Headwaters)

Developer: Winkler Development Corporation, Portland, OR

Type of Project: A new master planned housing development

Architects: Sullivan Architecture LLC, Portland, OR (Dolph Creek Townhomes); Vallaster Cori Architects PC, Portland, OR (Headwaters Apartments and Village at the Headwaters)

General Contractor: R&H Construction Co., Portland, OR

Size: 29,962 square feet (Dolph Creek Townhomes); 113,676 square feet (Headwaters Apartments); 60,272 square feet (Village at the Headwaters)

Cost: \$27.25 million

Construction Time: August 2005 - December 2006

The Need: An affordable housing development that is environmentally friendly

The Challenge: Building a master planned housing development while supporting environmental restoration and sustainability

Supportive Team Members

Greenworks, P.C.
Landscape Architecture

Konell Construction and Demolition Corp.
Demolition/Excavation Contractor

MGH Associates, Inc.
Land Planning & Civil Engineering

Oregon Interiors Inc.
Drywall Contractors

Porter Electric Inc.
Electrical Contractors

Rice Masonry Inc.
Masonry Contractor

ThyssenKrupp Access
Elevators/Escalators



Portland, Oregon

Headwaters at Tryon Creek

Hailed as one of the most environmentally responsible green projects in the Pacific Northwest, Headwaters at Tryon Creek is an eco-friendly housing development built on the banks of Dolph Creek in Portland.

Dolph Creek, a headwater to nearby Tryon Creek, is an attractive focal point for the three housing complexes within the new development. These complexes consist of Headwaters Apartments, a two-building, 100-unit apartment

development; the Village at Headwaters, a 56-unit affordable senior citizen independent living apartment building; and the two-building, 14-unit Dolph Creek Townhomes.

The development emphasizes environmentally sustainable building and site design, according to John Warner, senior development manager for the City of Portland Development Commission, the owner of Headwaters Apartments. The project focused on energy-saving construction materials and amenities, storm water management, wildlife habitat restoration, and thoughtful engineering.

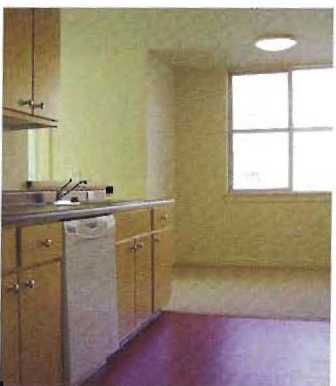
While all the development's housing was built to be energy efficient and sustainable, the Dolph Creek Townhomes complex was among the first projects in the country to be

Leadership in Energy and Environmental Design (LEED®)-certified while saving 45 percent on annual energy costs, according to Shawn Sullivan, architect, development manager for Sullivan Architecture LLC, the architect for Dolph Creek Townhomes. The complex's breezeway entry directs attention to Dolph Creek while the two buildings act as a frame with balconies, plazas, boardwalks, seat walls and bridges creating a nature-friendly courtyard. Sullivan Architecture incorporated conservation features and higher-than-code insulation values, including foamed-in-place roof and ceiling insulation directly under the roof sheathing to save on heat loss and eliminate roof vents.

Other green building features of the entire project include high-efficiency heating and cooling of



Photos courtesy of Headwaters Apartments



Photos courtesy of Headwaters Apartments

common areas; whole-house ventilation and ceiling fans in housing units; recycled paint; compact fluorescent lighting; large, energy-efficient windows maximizing natural light; dual-flush toilets; green roofs; ENERGY STAR-rated appliances; and solar water preheating and continuously circulating, high-efficiency central hot water heating.

The resurfacing of Dolph Creek is the most unique aspect of the development, according to Mike Kremers, senior project manager for R&H Construction Co., the project's general contractor. The creek had formerly been piped through the site, and the original creek channel was buried in culverts running through and under the development site. "We built a new stream bed and provided landscaping and a bridge," said Kremers. The team also incorporated natural design elements into the creek, such as native plantings, and a gravel base to control storm flow




and cool the water. These elements support fish and creek-side wildlife. In addition, surrounding wetlands and parks were also restored as part of the project.

Headwaters at Tryon Creek not only helps support the environment, it also provides much needed affordable housing. Jonathan Trutt, housing director for NW Housing Alternatives, Inc., the owner of Village at the Headwaters, said, "[Village at the Headwaters] is affordable housing — in some cases the residents were formerly homeless."




James Winkler, president of Winkler Development Corporation, the project's developer, best summed up the project's credo: "If you sincerely hold the conviction that you want your children to breathe clean air and drink clean water, and that global warming is a problem; this is your kind of home." ■


— Andrea Blum

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& COUNSELING CENTER
THE CROSSINGS AT
GRESHAM STATION
HEADWATERS
AT TRYON CREEK

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