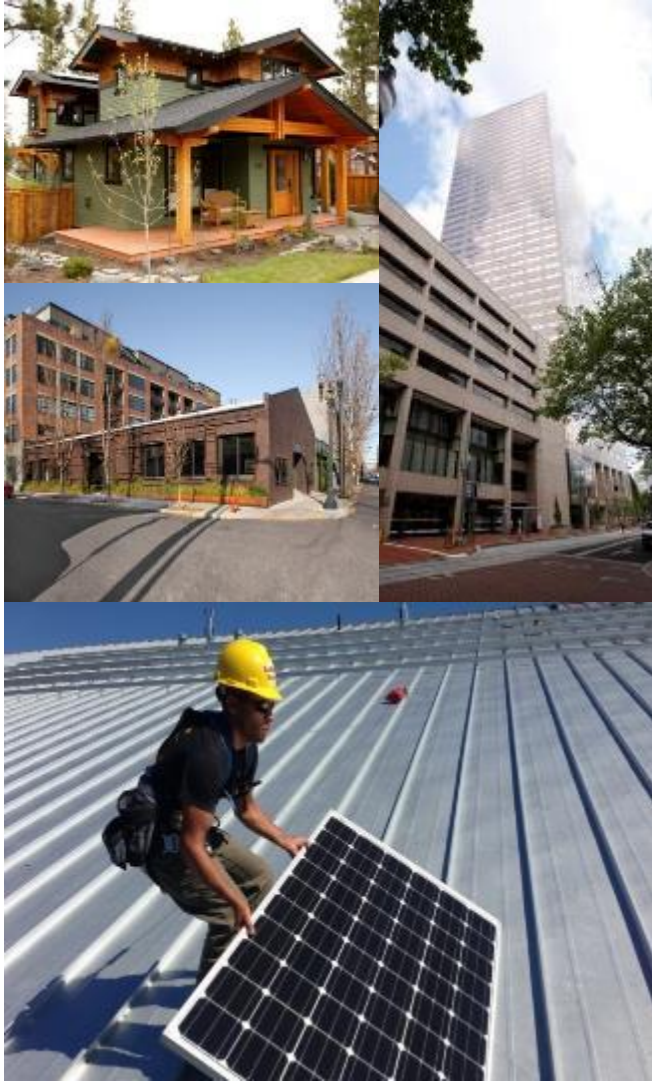


# Efficient Market-Rate Housing at Bellevue Crossing

*Allies for Efficiency*

September 29, 2017





## Who we are

Energy Trust is an independent nonprofit dedicated to helping 1.5 million utility customers invest in energy efficiency and clean, renewable power.

We provide:

- Information
- Technical services
- Engineering studies
- Cash incentives
- Contractor connections



## Energy Trust New Buildings

- New construction
- Major renovation
- Tenant build-out
- Additions or expansions

# New Buildings Training & Education

## **Allies for Efficiency (AFE)**

- Case study presentations on high-performance design and construction projects
- Take place 3-5 times per year in Portland + regionally

## **High Performance Design Trainings**

- Advanced training events for designers, architects and/or engineers
- Take place 2 – 3 times per year
- Content is focused on specific techniques or technologies

## **Building Energy Simulation Forum (BESF)**

- Advanced energy modeling presentations
- Topics relevant to energy modelers / analysts, and engineers
- Take place every other month

# Upcoming Building Energy Simulation Forum Trainings

BESF usually takes place the third Wednesday of every other month at the Ecotrust Building at noon.

**October 18, 2017:**

*Energy Management Information Systems*

Presented by Hannah Kramer, Lawrence Berkeley National Laboratory

**December 13, 2017:**

*Topic TBD*





# Training & Education Webpage

[energytrust.org/commercial/commercial-training-events/](https://energytrust.org/commercial/commercial-training-events/)



Boost your knowledge with Energy Trust's continuing education opportunities and special training events. Trainings include real-world examples, case studies, and detailed technical information presented by experts from the fields of architecture, engineering, construction and development, as well as specialists in a variety of building types and market sectors. Attendees may be eligible for continuing education units, CEUs.

[Find Upcoming Trainings and Events](#)

# Questions?

Have questions about upcoming training and education opportunities or about becoming an Energy Trust New Buildings Ally?

Contact [Kirsten.Vogel@clearResult.com](mailto:Kirsten.Vogel@clearResult.com)





## Thank You

Kirsten Vogel

Market Outreach Specialist

[kirsten.vogel@clearsult.com](mailto:kirsten.vogel@clearsult.com)



## Market Solutions

- Tailored solutions to fit your business
- Good-better-best packages to help with decision making
- Easy step-by-step workbooks
- Upfront incentive estimates



## Market Solutions for multifamily

	Requirement	Incentive
<b>Good</b>	80% high-performance lighting fixtures in all units 15% reduction in lighting power density Low-flow kitchen/bathroom sinks and showers ENERGY STAR® refrigerators and clothes washers	\$0.20/sq ft
<b>Better</b>	“Good” requirements + 3 to 4 electives	\$0.30/sq ft
<b>Best</b>	“Good” requirements + 5 or more electives	\$0.40/sq ft

Electives include:

- Lighting
- Domestic hot water
- Envelope
- Special measures



# Thank You

ML Vidas

[ml.vidas@CLEAResult.com](mailto:ml.vidas@CLEAResult.com)

503.791.1807

EnergyTrust  
of Oregon



BELLEVUE  
CROSSING  
LIVEBELLEVUECROSSING.COM

# Efficient Market-Rate Housing



BLRB architects



cs | construction





THE  
ENERGY CHALLENGE **WEEK**

MON, SEPT 25<sup>th</sup> – FRI, SEPT 29<sup>th</sup>

WORKSHOPS TO INFORM AND INSPIRE



**BLRB** architects



cs | construction



# Welcome



# Introductions



- **Chris Looney** | VP of Development  
Paradigm Properties
- **Mike Gorman** | Principal  
BLRB Architects
- **Matt Freeman** | Project Manager  
CS Construction



**BLRB** architects



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# Paradigm Properties



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# Paradigm Properties NW



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# BLRB Architects



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# BLRB Architects



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## DISCOVERY PARK



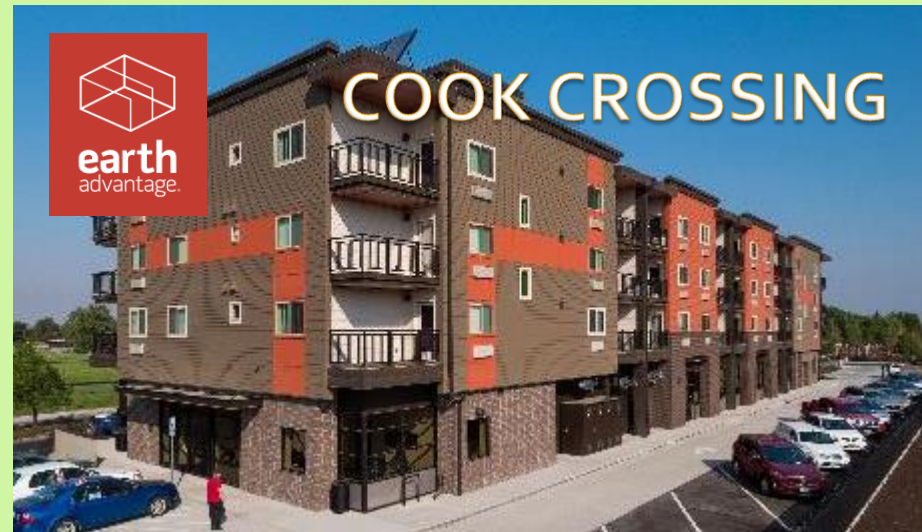
## IRON HORSE



## VILLAGE @ COLD SPRINGS



## COOK CROSSING





# CS Construction



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# CS Construction



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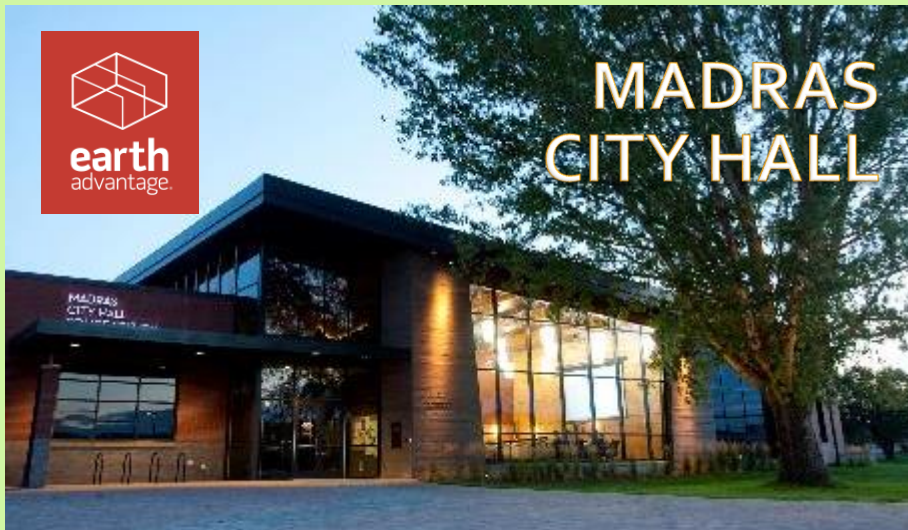
## BARBARA'S PLACE



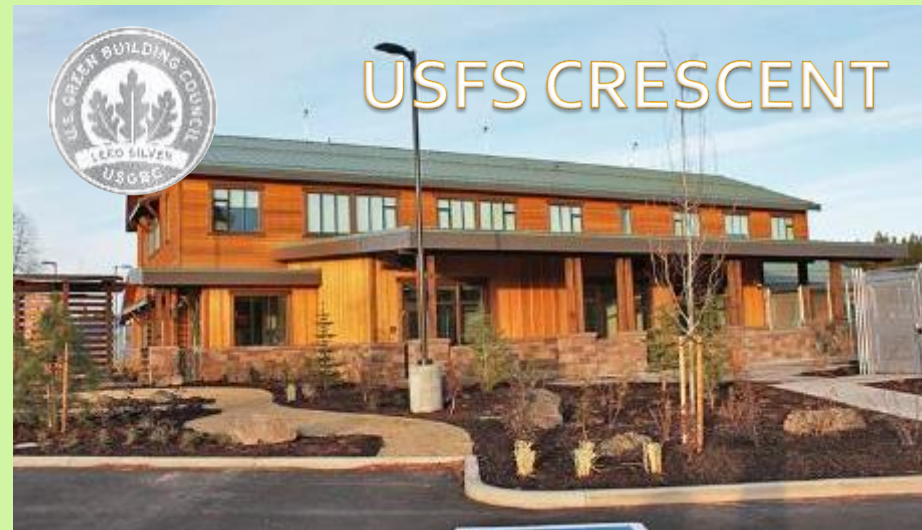
## WOODSIDE PLAZA



## MADRAS CITY HALL



## USFS CRESCENT





THE

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# About the Project



# About the Project



- What is Bellevue Crossing?
- What were the Goals and Needs for the Project?
- Paradigm's Motivation for an Energy Efficient Project





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# Design Process





# Design Process



- Who was Involved?
- Early Design Collaboration
- Energy Goal Settings



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# Design Decisions

What Design and Systems were Chosen and Why



# Design Decisions



- ENERGY STAR Interior Lighting
- ENERGY STAR Bath Fans
- Air Barrier
- Additional Measures
  - Low- Flow Bath Fixtures
  - LED Parking Lighting
  - ENERGY STAR Appliances
- Cost Benefits of Each Measure



# Design Decisions



## ■ Radiant Cove Heaters

- Wall Mounted. No blockage.
- Heat energy is transmitted to objects instead of the air.
- Object heated release heat after heater is off.
- Convective air movement.

## ■ Cost Benefits

- Radiant Cover Heaters
- Packaged Thermal Heat Pumps



# Project Financing



# Project Financing



- Energy Trust Multi-family MSO
- Construction Financing (non-traditional)
- Permanent Financing (interest rate discount)





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# Project Construction

Processes and Challenges



# Project Construction



- Processes
- Challenges / Lessons Learned



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# Wrap Up / Overview



490



# Wrap Up / Overview



- Successful Project
- Major Challenges / Lessons Learned
- Implementing Energy Efficient Measures
- Landscaping Options



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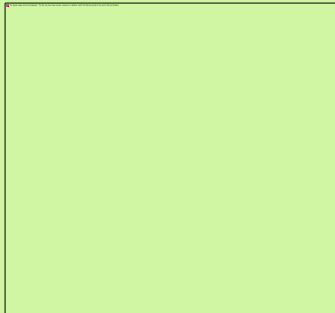
# Questions and Answers





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THANK YOU



**BLRB** architects



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