



# WELCOME TO THE NEIGHBORHOOD

## MIDTOWN PLACE BRINGS ENERGY-EFFICIENT AFFORDABLE HOUSING TO CENTRAL OREGON

A bustling neighborhood is taking shape in Redmond, Oregon's midtown district. The heart of this growing community is Midtown Place, a beautiful and inviting new development that offers stable, affordable housing to the families and workers who drive the area's economy.

Pinnacle Architecture designed Midtown Place with active living spaces and community areas in mind. It has energy-efficient features that help improve comfort and keep costs low for residents, and includes open floorplans, natural daylight, bike storage and other amenities that add to the sense of community.

**“This project really was a catalyst for the neighborhood,” said Briana Manfrass, associate principal, Pinnacle Architecture. “We want people to enjoy the space outside the building just as much as the inside.”**



## MIDTOWN PLACE

### Overview

- Affordable multifamily property in Redmond, Oregon
- 54,600 square feet
- Provides housing for 47 families

### Energy-Efficient Features

- Ductless mini-splits
- Tankless domestic hot water
- High-performance bath fans
- 100% LED lighting
- ENERGY STAR® appliances
- Enhanced envelope

### Energy Trust Incentives

- \$3,600

### Estimated Energy Savings

- 217,000 annual kWh
- \$21,800 energy cost savings per year
- 5,200 annual therms



Other energy-saving features include tankless water heating, high-performance bath fans, ENERGY STAR® appliances and a tight envelope with blown-in insulation. The building is also designed for future solar installation.



“It’s good design that benefits the environment and the community. So many of these energy efficiency decisions have become our standard practice,” Manfrass said.

### Family Focused

Each unit at Midtown Place has patio or deck access to the outdoors. Kitchen islands add to the open floorplans and create gathering areas for families to enjoy, while community rooms offer space for educational classes and group activities. There’s also indoor and outdoor bike storage, and even the laundry room was designed as an inviting space to hang out.

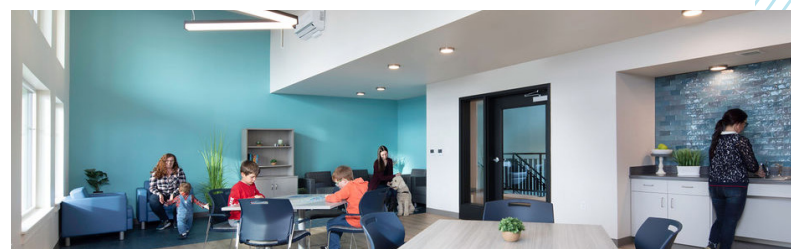
That feeling extends to the surrounding neighborhood, which has grown to include restaurants, shopping and other walkable amenities.

“It shows that by building spaces that people want to be in, you can really change how a community interacts with the built environment,” Manfrass said.

### Supported by Community

A unique aspect of Midtown Place is that the City of Redmond provided the property at a discounted price with a low-interest urban renewal loan. Working directly with the city allowed Housing Works and Pinnacle Architecture to expedite permitting processes to quickly and efficiently create a space that truly benefits the entire community.

“It has dramatically changed that part of Redmond and its revitalization,” Wooden said. “We’re very proud of it, people love it and the city has a stake in this building, too. That’s the fantastic part about it.”



## Valuing Energy Efficiency

Every aspect of Midtown Place prioritizes energy efficiency, from the individual rental units to the many community spaces designed for active families. The building meets Earth Advantage criteria, and received funding and support from Oregon Housing and Community Services (OHCS) and Energy Trust of Oregon.



OHCS creates affordable housing opportunities for Oregonians of lower or moderate income. In the case of Midtown Place, Energy Trust worked closely with OHCS to help the developer and design team reach their energy goals and secure available funding.

“We own these buildings for the long haul, so durability, operability and

maintainability are key drivers. We want to create the best units for the most people,” said Keith Wooden, real estate director for Housing Works, the project’s developer.

Natural light plays an important role at Midtown Place, with a strong emphasis on large windows. Along with lowering energy costs, natural light can help brighten moods with welcome sunlight that reduces stress levels and anxiety.

Even the heating and cooling system was chosen with window space in mind. The building uses ductless mini-splits, which have a compact design that leaves plenty of room for larger windows, while providing efficient year-round comfort for residents.



Find incentives and support for your new building or major renovation project at [www.energytrust.org/newbuildings](http://www.energytrust.org/newbuildings) or call **1.877.467.0930**.

**Energy Trust of Oregon**

421 SW Oak St., Suite 300, Portland, OR 97204

1.866.368.7878

[energytrust.org](http://energytrust.org)