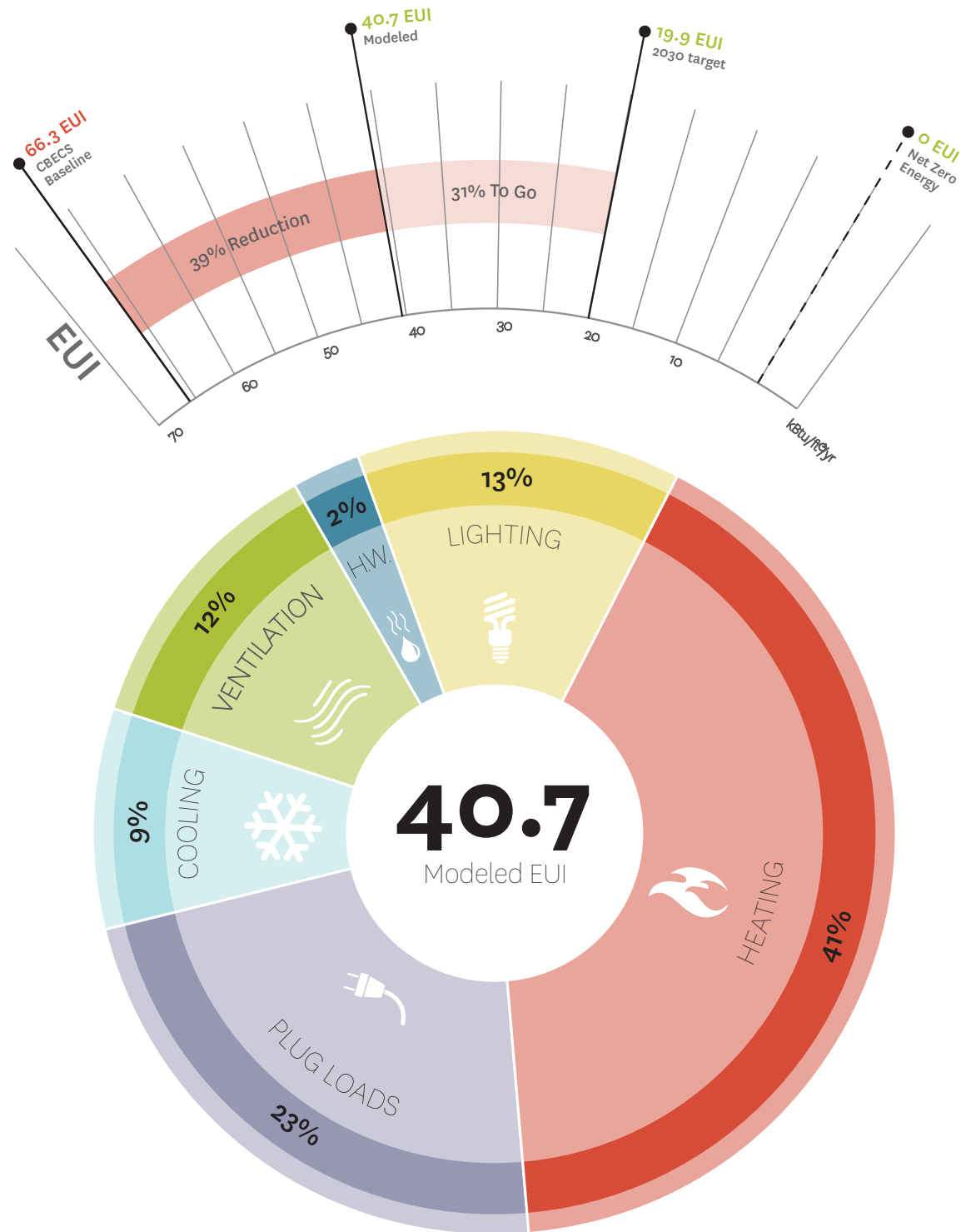


Field Office
Sustainability Summary

Project Type: Commercial Office
Location: Portland, Oregon
Built Area: 302,000 SF
Scope: New Building, Completed 2018
Certification: LEED Platinum

Architect: Hacker
Energy Consultant: PAE
Sustainability Consultant: YRG



Design Summary

In a rapidly changing post-industrial district just north of Portland's iconic Fremont Bridge lies Field Office, a 300,000 square foot, LEED Platinum workplace. Field Office blurs the lines between office and park, providing every tenant with opportunities for unmediated access to nature without sacrificing productivity. The form and material presence of the building recalls the industrial history of its location while maintaining a sophisticated presence and contemporary palette. In doing so, Field Office appears rooted in time and place while presenting an innovative vision of the future.

The V-profile metal cladding is a contemporary take on the corrugated sheet metal that once defined the industrial area. Stacked wood cladding panels and soffits flank the entrances and areas where people engage with the building. All the wood used, including the tropical hardwood, is FSC Certified to ensure that it comes from responsibly managed forests. At the ground level, reclaimed Belgian cobblestones, another nod to the history of the area, and concrete pavers form the public plaza. Storm water retention ponds and native plants appear to break through the paving, and decks overlooking

the retention ponds act as a site amenity, allowing users to be totally immersed in a natural scene.

Field Office takes every opportunity available to intertwine the work space with the landscape. Several pavilions throughout the plaza act as locations for informal gatherings as well as functional meeting spaces. Above the plaza, each tenant space enjoys an outdoor "high park." These terraces are equipped with work surfaces complete with power and data to support productivity while plants function as screens that shelter these parks and give employees a tangible connection to nature. The roof also has 4 "sky parks" with sweeping views of the city, the Fremont Bridge, and Forest Park. Three quarters of the total roof area is green roof with the remaining area given to a large PV array to offset the energy usage of the building.

Key Sustainability Concepts

The client was enthusiastic about the idea of creating a unique, sustainable office environment, and pushed for a design that provided integration with the landscape for every floor and every tenant in the building. However, the systems and concepts that Hacker proposed to push the

building's performance to LEED Platinum were initially rejected based on first costs. The goal then became LEED Gold, and work continued to reach that certification. In early leasing conversations there was some market interest in a LEED Platinum facility, so a sizeable effort was made toward that goal in the post-design phase. Unfortunately, at that point it was too late to integrate more efficient HVAC systems. As a result, LEED Platinum certification was achieved through creatively acquiring points wherever possible.

One major lesson learned is that early design moves related to massing, orientation, mechanical systems, and envelope have a lot higher impact on performance than a LEED rating. Where photovoltaics cover roughly 1% of Field Office's energy usage, a better mechanical system and envelope could have improved the overall performance of the building by up to 10%. Additionally, in the case of a core and shell building, performance benchmarks can be dictated through the lease terms. Field Office's lease agreements require tenants to meet a certain lighting power density and to use maintenance items like green cleaning products to assist in achievement of LEED rating.