# Leftbank Project Ecoroof Project Final Report 240 N Broadway Portland, OR 97227

Project Type:	Roof covering bike arbor and trash enclosure for a commercial building. Part of a larger parking lot beautification project including a fence and additional landscaping.
Technologies:	682 sf modular/tray ecoroof installed using trays with 3 inch soil depth, 126 sf of drain rock.
Major Benefits:	Leftbank is an adaptive re-use building with sustainability as a core value. Installing the ecoroof not only adds beauty for passing traffic along Vancouver and the Leftbank tenant population, but assists with stormwater management and overall sustainable building practices.
Cost:	Total cost for the Ecoroof construction was \$18,535.30
Constructed:	December 2010

#### Overview:

Leftbank's first phase, a commitment to sustainability shaped the re-development of an existing building, a Portland landmark. Now that the tenant community is established, Leftbank reaches out to support their individual efforts to operate sustainably wherever possible. This includes supporting bicycle commuters. The ecoroof beautifies the outdoor bike parking area along with protecting it from weather and from public view. In doing so, the ecoroof makes it more feasible and more pleasant for Leftbankers to bike to work. It truly transforms Leftbank's back entrance into a celebrated bike entrance. Because of Leftbank's visibility as a busy hub of thoroughfares and bike routes in inner NE Portland, it also serves as a kind of billboard for ecoroofs to the more than 45,000 people passing by it each day. Additionally, the ecoroof provides a measure of stormwater management on an otherwise impervious, urban lot.

## **Construction Specifics:**

The roof was framed in wood and covered with a 60 mil Thermal Plastic Membrane. Two skylights were installed to allow for natural light for the bike parking below. There is 126 sf of grey river rock that serves as a drainage channel and as a ballast surrounding the roof drains. Two scupper roof drains were installed to provide overflow drainage for runoff that isn't absorbed. The roof was edged with galvanized steel to help retain trays in place and control drainage. An irrigation system was installed to allow for handwatering during the summer months.

# Landscaping and Vegetation:

Plantings are a sedum shade mix in tray form as provided by local company Live Roof/Blooming Nursery. Plants were grown at their nursery for approximately 12 weeks prior to installation to ensure that they were hardy and able to withstand weather conditions. Membrane for the roof and plants were installed by local contractor Dan Manning of Ecoroofs Everywhere.

### Cost:

The cost of the ecoroof was \$18,535.30.

#### Maintenance:

This ecoroof was designed to be as low maintenance as possible. Dan Manning will provide semi-annual maintenance for the roof to include any trimming necessary. Because the plants were mature when installed, we anticipate only needing to water during the hottest times of the summer.

#### **Conclusions:**

Leftbank's ecoroof is consistent with the development's objectives on several fronts. It supports bicycle commuters to the building, it celebrates getting here by bike, it makes ecoroofs visible to tens of thousands of Portlanders on a daily basis, and it manages stormwater. Response from tenants and visitors to the building has been consistently enthusiastic and positive. We are very happy with the ecoroof and appreciative of the grant funding that helped make it possible. Please don't hesitate to contact our office if we can answer other questions or provide any further feedback about our experience.

