Portland Ecoroof Tours

ENVIRONMENTAL SERVICES
CITY OF PORTLAND
working for clean rivers
# Table of Contents

## PORTLAND

**Pearl District Tour**
- Balfour Guthrie - green building* ........................................... 5
- Brewery Blocks, Block 4 - ecoroof, green building ......................... 6
- Ecotrust Building - ecoroof ...................................................... 7

**Downtown Tours**
- Broadway Building - ecoroof .................................................... 8
- Hamilton West Apartments - ecoroof .......................................... 9
- Mosaic Condominiums - ecoroof ............................................... 10
- Museum Place Condominiums - ecoroof ..................................... 11
- Native American Student/Community Center - roof garden ............ 14
- Stephen Epler Building - stormwater, green building* ................... 15

**Site Map** ............................................................................. 12-13

**Inner Eastside Tours**
- B&O Building, Lando Test Plots - ecoroof ..................................... 16
- Buckman Terrace - ecoroof, stormwater ...................................... 17
- Hawthorne Condominiums - ecoroof ........................................... 18
- Hawthorne Hostel - ecoroof ....................................................... 19
- Multnomah County Building - ecoroof ....................................... 20
- People’s Food Co-op - ecoroof ................................................... 21

## BEAVERTON
- Clean Water Services - ecoroof, stormwater ............................... 22

* sites of interest without ecoroofs
A River Renaissance
The Willamette River is at the heart of Portland’s economy, history, landscape and culture. Growth and prosperity have placed a heavy burden on Willamette Valley rivers and streams. These waterways face many critical challenges: pollution, sewer overflows, dying fish runs, erosion, and the loss of trees and wildlife habitat.

Greening Portland Rooftops
Ecoroofs are an important part of Portland’s efforts to reduce the negative impact of stormwater runoff on rivers and streams. Environmental Services and the Office of Sustainable Development promote the use of ecoroofs, research ecoroof technology and give information and technical assistance to building owners who are considering installing an ecoroof.

Portland’s Ecoroof Program
Research
Environmental Services monitors a downtown Portland ecoroof to gather data on how effective ecoroofs are in reducing stormwater runoff and improving water quality.

Education
Environmental Services staff provide technical assistance, tours, presentations and online resources for interested citizens and people installing ecoroofs.

Funding
City grants have funded ecoroofs on 14 sites ranging from high rise apartment complexes and office buildings to small park shelters and community based projects.

Policy
The City encourages ecoroof construction through building and zoning code. New development is required to treat all stormwater on site and an ecoroof is an approved treatment facility. Development in the central nine square miles of Portland is eligible for Floor Area Ratio bonuses for installing an ecoroof.

Future Financial Incentives
Environmental Services is developing a program to give stormwater fee discounts to properties for reducing impervious area.

Information included in this document was collected from project owners and their consultants. Environmental Services cannot guarantee its accuracy. Some information, i.e. maintenance, have not been included because of insufficient history.

Balfour-Guthrie - 733 SW Oak Street

Description: Historic Renovation into offices for the architect and the Oregon Energy Trust

Building Type and Construction: One of Portland’s first cast-in-place concrete buildings

Completed: 2002

Gross Square Footage: 19,500

Cost of Building Construction: $1.5 million

Project Team

Owner/Developer: Balfour Guthrie LLC

Architect/Designer: Thomas Hacker Architects, Inc.

Contractor: Gray Purcell

Sustainability Consultant: PGE Green Building Services

Mechanical Engineer: American Heating (Design Build)

Electrical Engineer: Northwest Electrical Specialties (Design Build)

Lighting Designer: Architectural Lighting Design

Other Consultants: Systems Commissioning Consultants

Incentives: State of Oregon, Business Energy Tax Credit; (BET/C) State of Oregon-Dept of Energy, Low Interest Loan Program; City of Portland - Office of Sustainable Development - G-Rated Program; State Historic Preservation Office, Property Tax Incentive Program; Federal Historic Tax Credit

Recognition: National Registry of Historic Places; LEED Silver Certification; ABC Merit Award 2002; Historic Restoration, Best Award 2002; Excellence in Green Building, Best Award 2002;

Green Building Feature Overview

Process

• Integrated Design Approach: Integrated requirements for mechanical and electrical with visual impact of these components and the division of thermal zones throughout the office. Data and power cabling runs parallel with the duct work.

• Application of developed sustainable guidelines: LEED 2.0

• Application of incentive program criteria

• Energy modeling

• Commissioning

Systems

• Energy efficiency strategies:
  ✔ Seven furnaces with four heat pumps and 11 zones, independently controlled
  ✔ Daylight harvesting
  ✔ Night sweeping, Energy Star rated roof and kitchen appliances,
  ✔ Storm windows with low-e coating over historic double-hung sash windows,
  ✔ Interior lighting: T-8 fluorescent lamps with electronic dimmable ballasts and zone attenuation,
  ✔ ASKO brand dishwasher uses cold water only intake, heating water as needed for wash cycle,
  ✔ Timer switches and occupancy sensors in all public rooms.

• Potable water use reduction/conservation: used low-flow toilets and all sinks have flow restrictors

• Bicycle parking with shower facilities

Materials

• Sustainable lumber: FSC certified wood used for more than 50% (cost) of the new installed wood. Reuse of existing wood base, moldings and wood panels.

• Non-toxic and low VOC materials: paint, adhesives, wheatboard cabinet substrate, formaldehyde free medium-density fiberboard for interior trim

• Recycled materials: Reuse of existing base board, moldings throughout.

• Rapidly Renewable Materials used on much of the flooring

• 75% of construction waste was salvaged

Other

• Minimized site impact: Used existing building

• Recycling amenities and practices

• Post occupancy evaluation: Staff has used less sick time since moving into the new offices.
Brewery Blocks - Block 4 - NW Couch Street - between 11th and 12th

Public Access: None

Introduction: Part of a five block, mixed use, redevelopment project of the former Blitz-Weinhardt brewing facility. Development incorporates green building practices and each of the projects is on track for LEED to LEED gold certification. Motivation for this ecoroof site was to provide improved views for neighboring buildings. Additional benefits include LEED credit points, an expected longer roof life, and additional building height from the City Floor Area Ratio bonus program. Information originally published with Greenroofs for Healthy Cities.

Project Team
Owner: Brewery Blocks Investors, LLC
Developer: Gerding Edlen Development
Architect: GBD Architects, Inc.
General Contractor: Hoffman Construction
Roofing Contractor: Snyder Roofing
Engineers: KPFF
Landscape Architect: Perron Collaborative
Landscape Contractor: Island Landscape
Type of Building: Ten story retail and office
Land Use: Mixed use commercial / office
Building Roof Area: 38,000 sq. ft., 3,530 sq. meters
Contacts: Kathy Bash, GBD Architects, 503-224-9656
Renee Worme, Gerding Edlen, 503-299-6000

Construction
Ecoroof Area: 14,000 sq. ft., 1,300 sq. meters
Type of Construction: New
Ecoroof Construction Date: March 2003
Solar Exposure: South
Slope: Flat
Funding: Private and OSD Green Investment Fund
Ecoroof Cost: $9.50 / sq. ft. - estimated
Overflow: Roof drains to city storm system
Roof Structure: Concrete slab
Waterproof Membrane: Fabric-reinforced rubberized asphalt
Ecoroof Assembly: Asphalt protection layer, polyethylene root barrier, filter fabric over rigid insulation for drainage layer
Soil Mix: Swanson Bark Products blended mix.
Soil Depth: 5" (2" min), 13 cm (5 cm min)
Saturated Soil Weight: 18.75 psf max., 91.5 kg/sq. meter
Soil Stabilization: unavailable
Plant Material: Seven varieties of sedum, creeping ground covers, wildflowers and fescue.
Irrigation: Manually during the summer as needed
**Ecotrust Building/Jean Vollum Natural Capital Center** - 721 NW Ninth Avenue

**Public Access:** During business hours by outside stairwell

**Introduction:** The Jean Vollum Natural Capital Center received a LEED Gold certification for a remodel of a 1895 warehouse. It was the first project in Oregon, and the first historic renovation, to receive this level of certification. Building tenants include the City of Portland’s Office of Sustainable Development, Ecotrust, Patagonia, Salmon Nation, Hotlips Pizza, and other environmentally conscious organizations. The design used materials with recycled content, water efficient landscaping and natural lighting. Stormwater is managed on site with the ecoroof, porous paving and parking lot swales.

**Project Team**

**Owner:** Ecotrust

**Architect:** HOLST Architecture

**Developer:** Heritage Consulting

**Contractor:** Walsh Construction

**Roof:** McDonald and Welte

**Landscape Design:** Green Seasons Landscaping

**Type of Building:** Three story office and commercial

**Land Use:** Mixed use commercial/retail

**Building Roof Area:** ~20,000 sq. ft., ~1,860 sq. meters

**Contact:** Anthony Roy, Office of Sustainable Development, 503-823-7616

**Construction**

**Ecoroof Area:** 6,500 sq. ft., 604 sq. meters

**Type of Construction:** Remodel

**Ecoroof Construction Date:** September 2001

**Solar Exposure:** North, South, East, and West

**Slope:** 2%

**Funding:** Environmental Services Grant

**Ecoroof Cost:** unavailable

**Overflow:** Downspouts drain to parking lot bioswales

**Roof Structure:** unavailable

**Waterproof Membrane:** Pika Ply GR-4

**Ecoroof Assembly:** 8.2 mm thick Famos System, two layers of modified bitumen

**Soil Mix:** 30% sandy loam, 15% compost, 40% coarse perlite, 15% coconut coir. Pumice added

**Soil Depth:** 2”, 5 cm

**Saturated Soil Weight:** 12 - 14 psf, 59 - 68 kg/sq. meter

**Soil Stabilization:** None

**Plant Material:** Planted with seven varieties of grass, eight varieties of sedum, and a wildflower mix. Due to poor performance the roof was interplanted with wetland prairie species.

**Irrigation:** Manually watered during the summer.
Broadway Building - 625 SW Jackson Street

Public Access: None
Introduction: Broadway Housing’s ecoroof is the largest in Portland. It is located on a newly constructed ‘gateway’ building to downtown Portland, and is visible from the surrounding hills. The building provides students at Portland State University with retail on the ground floor, classrooms on the 2nd floor, and 8 floors of student housing. Portland State University students will monitor the ecoroof’s performance.

Project Team
Owner: Portland State University/Urban Housing, LLC
Developer: Gerding Edlen
Architect: Otak Architects, Inc.
Contractor: Hoffman Construction
Landscape Contractor: Tuefel
Type of Building: 10 story mixed-use building
Land Use: University District
Building Roof Area: 22,849 sq. ft., 2,123 sq. meters
Contacts: Michele Crim, PSU Sustainability Coordinator, 503-725-8945, crimm@pdx.edu
Patrick Wilde, Gerding Edlen, 503-802-6609

Construction
Ecoroof Area: 15,239 sq. ft., 1,416 sq. meters
Type of Construction: New
Ecoroof Construction Date: June 2004
Solar Exposure: Predominately South
Slope: 2% min.
Funding: Public/Private, Bond
Ecoroof Cost: Approx. $21 / sq. ft.
Overflow: City storm system
Roof Structure: Post tension concrete
Waterproof Membrane: Garlands stress-Ply polymer
Ecoroof Assembly: Green roof surfacing by Garland Company
Soil Mix: Blended soil from Swanson Bark Products
Soil Depth: 6”, 15 cm
Saturated Soil Weight: 22.5 psf max, 110 kg/sq. meter
Soil Stabilization: unknown
Plant Material: Eleven species of sedum, sempervivum, ice plant and various wildflowers.
Irrigation: Installed automatic irrigation system to be used for the first two years

Rendering by Otak Architects, Inc.
Hamilton West Apartments - 1212 SW Clay Street

Public Access: By appointment

Introduction: This ecoroof was constructed as a partnership between Environmental Services, the Portland Development Commission, and the Housing Authority of Portland on a new high rise affordable housing project. This roof provides a demonstration and testing facility in Portland. The roof has two sides with different soil depths, 3” east and 5” west. Identical planting plans were used for both sides. Extensive water quality and flow monitoring have been done to determine the effectiveness of this roof. Data shows the western roof absorbing an average 53.5% of rainfall over a 27 month period, with 100% retention for warm weather storms.

Project Team
Owner: Housing Authority of Portland
Ecoroof Design: Garland Co. Inc.
Architect/Engineer: Otak Architects, Inc.
Contractor: Walsh Construction Co.
Landscape Contractor: Unavailable
Type of Building: 10 story apartment
Land Use: Multi-family Residential
Building Roof Area: 8,700 sq. ft., 808 sq. meters
Contact: Emily Hauth, Environmental Services, 503-823-7378

Construction
Ecoroof Area: 2,520 (east) 2,620 (west) sq. ft., 234 (east) 243 (west) sq. meters
Ecoroof Construction Date: September 1999
Solar Exposure: East, South and West
Slope: Flat
Funding: Housing Authority of Portland, Portland Development Commission, and Environmental Services grant
Ecoroof Cost: $10.50 / sq. ft. including membrane
Permitting: Permitted with building
Overflow: Central roof drains to the City storm system.
Maintenance: The grass is trimmed and the roof weeded once a year.
Roof Structure: Concrete
Waterproof Membrane: Garland’s StressPly Plus Polymer
Ecoroof Assembly: Garland drainage and root barrier.
Soil Mix: Garland specified from Pro-Gro
Soil Depth: 3” (east) 5” (west), 8 (east) 13 (west) cm
Saturated Soil Weight: 10 psf (east) 25 psf (west), 49 (east) 122 (west) kg/sq. meter
Soil Stabilization: None
Plant Material: A mix of sedum, delosperma, sempervivum, native and non-native wildflowers and grasses. Colonized by various grasses and weeds.
Irrigation: Irrigated during the summer with an installed spray head system.
**Mosaic Condominiums** - 1400 SW 11th Avenue

**Public Access:** None

**Introduction:** The Mosaic is a mixed-use condominium building located along the Streetcar line in the heart of Portland’s cultural district near theater and museums. It is an example of dense, urban infill development. The Mosaic was one of the first buildings to take advantage of the floor area ratio (FAR) bonus provided by the City for installing an ecoroof. This additional FAR allowed for the construction of six additional units.

**Project Team**
*Owner:* Mosaic Properties  
*Architect:* Myhre Group Architects  
*Ecoroof Design:* Lango Hansen Landscape Architects  
*Landscape Contractor:* Green Season’s Landscaping  

**Type of Building:** Eight story residential with live/work units on ground floor  
**Land Use:** Central Residential - multi-family / mixed use  
**Building Roof Area:** 3,938 and 732 sq. ft., 366 and 68 sq.meters  
**Contact:** Trevor Kitchen, Excelsior Property Management, 503-699-5427

**Construction**
*Ecoroof Area:* 3,060 and 313 sq. ft., 284 and 29 sq. meters  
*Ecoroof Construction Date:* September 2003  
*Solar Exposure:* North, East, South and West  
*Slope:* Flat  
**Funding:** Private, FAR bonus as an incentive  
**Ecoroof Cost:** Unavailable  
**Overflow:** City storm system  
**Roof Structure:** Concrete  
**Waterproof Membrane:** Carsile  
**Ecoroof Assembly:** Carsile system  
**Soil Mix:** Pro-Gro mix  
**Soil Depth:** 4”, 10 cm  
**Saturated Soil Weight:** unknown  
**Soil Stabilization:** Unavailable  
**Plant Material:** Sedum  
**Irrigation:** none - quick couplers
Museum Place Lofts and Townhouses - 1030 SW Jefferson Street

Public Access: None

Introduction: The Museum Place Lofts and Townhouses rooftop garden provides a community park that serves the residents of this new urban development. The project team worked with Portland General Electric, the City of Portland’s Office of Sustainable Development and Portland Development Commission to achieve both PGE’s Earth Advantage and LEED (in progress) certification. Other green building features include maximized views; 40% more efficient water consumption; a refrigeration heat recovery system in the Safeway store; and Energy Star roofing material.

Project Team
Owner: Sockeye Museum Place South, LLC
Project Manager: Shiels Obletz Johnsen, Inc.
Architect: GBD Architects, Incorporated
General Contractor: Howard S. Wright Construction Co.
Landscape Architect: Walker Macy
Structural Engineer: KPFF Consulting Engineers
Type of Building: Seven story Mixed Commercial/Residential
Land Use: High Density Multi-Dwelling Zone
Building Roof Area: 40,000 sq. ft., 3,720 sq. meters
Contact: Lisa Selman, Shiels Obletz Johnsen, Inc., 503-242-0084 Mauricio Villarreal, Walker Macy, 503-228-3122

Construction
Roof Garden Area: 11,000 sq. ft. (with hardscape), 1,020 sq. meters
Type of Construction: New
Roof Garden Construction Date: September 2003
Solar Exposure: South, w/a.m. and p.m. shade
Slope: unavailable
Funding: Fannie Mae, U.S. Bank, Portland Development Commission, Green Park, Financial, BLO Grantor Trust, Portland Office of Sustainable Development Green Investment Fund Grant
Roof Garden Cost: unavailable
Overflow: City storm system
Roof Structure: Level pavers on pedestals with sloped structural slab below
Waterproof Membrane: unavailable
Roof Garden Assembly: unavailable
Soil Mix: Light Weight Soil Mix (40% sandy loam, 10% compost, 30% coarse perlite, 20% coir), Mycorrhizal Soil Inoculum, Fertilizer
Soil Depth: 9” to 30”, 23 to 76 cm
Saturated Soil Weight: unavailable
Soil Stabilization: none
Plant Material: Grass, ornamental shrubs, vines and perennials
Irrigation: All year, automatically controlled underground irrigation system

Photograph-Walker Macy Landscape Architects
Pearl District Tour
5  Balfour Guthrie Building
6  Brewery Blocks, Block 4
7  Ecotrust Building *

Downtown Tours
8  Broadway Building
9  Hamilton West Apartments
10  Mosaic Condominiums
11  Museum Place Condominiums
14  Native American Student/Community Center*
15  Stephen Epler Building*

Inner Eastside Tours
16  B&O Building*
17  Buckman Terrace
18  Hawthorne Condominiums
19  Hawthorne Hostel*
20  Multnomah County Building*
21  People's Food Co-op*

BEAVERTON
22  Clean Water Services* (not on map)

* publicly Accessible - see sheet for details
Public Access: During business hours

Introduction: This roof garden is a public green space that also mitigates water runoff. Other sustainable features include the use of daylighting, and an active/passive ventilation system, in lieu of air conditioning, that tells building occupants when to open the windows and turn off the fan system. The nature of the building and its adoption by the Native American community ensures that the roof garden area will be cared for as a relatively high-maintenance garden featuring plants important to Native American culture, rather than as a prototypical low-maintenance ecoroof.

Project Team
Owner: Portland State University
Architect: StastnyBrun Architects
Landscape Architect: McCormack Landscape Designs
Structural Engineer: KPFF
General Contractor: Andersen Construction Co. Inc.
Type of Building: One story steel, masonry and concrete
Land Use: University District
Building Roof Area: 11,000 sq. ft., 1,020 sq. meters
Contact: Tabitha Whitefoot, Director, Native American Student and Community Center, 503-725-9695

Construction
Roof Garden Area: 4,000 sq. ft., 370 sq. meters
Type of Construction: New
Roof Garden Construction Date: August 2003
Solar Exposure: South
Slope: unknown
Funding: State of Oregon, gifts, grants: Federal EDA Office of Sustainable Development and PSU Facilities, Sustainability section
Roof Garden Cost: Not calculated independently.
Overflow: Through cartridge filters before entering city system
Roof Structure: Upgraded to steel and concrete construction for assembly occupancy and to hold deep soil depths
Waterproof Membrane: APAO Modified Bituminous Sheet
Roof Garden Assembly: Ameridrain 560 drain mat. Washed drainage rock in primary runoff areas to prevent erosion. Drain rock separated from soil and top dressing with geotextile fabric.
Soil Mix: Soilless planting mix with nutrient charge
Soil Depth: 6” to 30”, 15 to 76 cm
Saturated Soil Weight: 200 psf max, 977 kg/sq. meter
Soil Stabilization: Bark mulch top dressing
Plant Material: Native evergreen and deciduous shrubs, grasses, sedum, bulbs and perennials.
Irrigation: Installed automated system
Stephen E. Epler Hall - PSU, 1824 SW 12th

Description: 130 college residential units over classrooms and offices on the ground floor

Building Type and Construction: wood frame construction over concrete ground floor

Completed: 2003

Gross Square Footage: 64,040

Cost of Building Construction: $7.6 million

Project Team

Owner: Portland State University

Architect: Mithun Architects+Designers+Planners

Contractor: Walsh Construction

Civil Engineer: kpff Consulting Engineers

Mechanical/Electrical Engineer: Interface Engineering

Energy Consultant: Interface Engineering

Lighting Design Consultant: Seattle Lighting Lab

Interior Design: Mithun Architects+Designers+Planners

Landscape Architect: Atlas Landscape Architecture

Incentives: City of Portland Office of Sustainability; Portland’s Environmental Services negotiated System Development Fee credit

Recognition: LEED Silver Certification pending

Green Building Feature Overview

Process

• Environmental charrette

• Public participation and review with students

• Application of developed sustainable guidelines; LEED, City of Portland Central City Guidelines

• Energy and daylighting modeling

• Commissioning

Systems

• Energy efficient heating and ventilation equipment; gas fired boilers for hot water and radiant first floor, heat recovery units and mechanically assisted natural ventilation, no mechanical air cooling

• Energy efficiency strategies achieving 30% over Oregon Energy Code

• Reduction of heat island effect with white roofing

• Rainwater harvested for landscaping and first floor toilets

• Stormwater management with bioswales to treat water before release to storm sewer

• Potable water use reduction/conservation with low flow fixtures

• Transportation; ready access to public mass transit including bus and trolley

Materials

• Engineered wood materials urea-formaldehyde free

• Sustainable lumber; recycled lumber flooring in lobby and rapidly renewable cabinet cores

• Non-toxic and low VOC materials

• Locally harvested or assembled materials 81% of construction costs not including MEP

• Minimization of interior finish materials

• Construction waste reduction; 90% diversion from waste stream

Other

• High efficiency electrical motors at 99%

• Recycling amenities and tenant training

• Occupant comfort and well being, natural ventilation and designation as a smoke-free building through leasing arrangement
**B & O Building - Lando Test Plots** - 107 SE Washington Street

**Public Access:** During business hours and by appointment

**Introduction:** Local firm Lando and Associates, Landscape Architecture installed eight ecoroof test plots, totaling 4,000 sq. ft., to investigate critical technologies that can be applied to large commercial buildings (warehouse, big box retailer, etc.) with minimal additional costs. The project design addresses structural loading, propagation methodology, plant material, irrigation regime and maintenance costs. Each attribute is designed according to a “bare essentials” approach to demonstrate the effectiveness of a lightweight vegetative roof and its capabilities as a simple, cost-effective solution for stormwater management. The planted testing area maintains a constant plant composition, installation method and field-saturated rate of 10 pounds/sq. ft. over the entire testing facility.

**Project Team**

**Landscape Architect:** Lando and Associates  
**Engineers:** Miller Engineering, Pro-Grow Horticultural Services, Hobbs and Hopkins - ProTime, CSI  
**Geosynthetics**

**Type of Building:** Warehouse  
**Land Use:** Industrial

**Building Roof Area:** 39,000 sq. ft., 3,620 sq. meters  
**Contact:** Pat Lando, Lando and Associates, Landscape Architecture, 503-233-6600

**Construction**

**Ecoroof Area:** 4,000 sq. ft., 360 sq. meters  
**Ecoroof Construction Date:** February 2003  
**Type of Construction:** Retrofit (temporary)  
**Solar Exposure:** South, East, and West  
**Slope:** flat / toward north  
**Funding:** Lando and Associates, Landscape Architects, US Fish and Wildlife, Metro Greenspaces grant  
**Ecoroof Cost:** unavailable  
**Overflow:** Existing building roof to city storm system  
**Roof Structure:** Wood framing. 4” wood deck.  
**Waterproof Membrane:** EPDM (for test plot containment only)  
**Ecoroof Assembly:** Lando tests  
**Soil Mix:** Varies by plot  
**Soil Depth:** Varies by plot  
**Saturated Soil Weight:** 10 psf max, 49 kg/sq. meter  
**Soil Stabilization:** Straw blanket, rye cover crop.  
**Plant Material:** Broadcast plant cuttings (sedum) followed by annual rye seed.  
**Irrigation:** Irrigated as needed.

*Photograph-Lando and Associates*
**Buckman Terrace Apartments** - 303 NE 16th at Sandy Blvd.

*Public Access:* None

*Introduction:* The two ecoroofs at this apartment complex are part of a larger stormwater management design for the entire site. The roof located over the entrance on 16th is 200 sq. ft. and treats an additional 25 sq. ft. of roof area. The roof on the corner at 16th and Sandy is 1,500 sq. ft. and treats an additional 750 sq. ft. of roof area. The raised beds along the front of the building serve as rainwater planters. The sidewalk along 16th Avenue is curved to protect established trees. Downspouts on the west side of the building drain to swales. The parking lot at Buckman Heights (across the street) drains to swales and the courtyard drains to a raingarden.

**Project Team**

*Owner:* Prendergast Development  
*Project Manager:* Ed McNamara  
*Type of Building:* Apartment  
*Land Use:* Central Employment zone - mixed use  
*Building Roof Area:* 25,000 sq. ft., 2,323 sq. meters  
*Contact:* Emily Hauth, Environmental Services  
503-823-7378

**Construction**

*Ecoroof Area:* 1,500 and 200 sq. ft., 139 and 19 sq. meters  
*Ecoroof Construction Date:* Spring 2000  
*Type of Construction:* New  
*Solar Exposure:* East, South, and West  
*Slope:* flat  
*Funding:* Property owner and Environmental Services grant.  
*Ecoroof Cost:* $12 / sq. ft. including membrane  
*Overflow:* To swale and planters  
*Roof Structure:* Wood frame with a plywood deck.  
*Waterproof Membrane:* American Hydrotech Bitumen  
*Soil Mix:* unknown  
*Soil Depth:* 4”, 10 cm  
*Saturated Soil Weight:* 20 psf, 98 kg/sq. meter  
*Soil Stabilization:* n/a  
*Plant Material:* Native grasses, ferns and sedum. Added sedum plugs  
*Irrigation:* Manually watered by soakage hoses every two weeks in the summer.
**Hawthorne Condominiums** - 3430 SE Hawthorne Blvd. - over garages

**Public Access:** none

**Introduction:** The Hawthorne Condominiums ecoroof stemmed from neighborhood requests for incorporating green elements in the development, as well as the owner’s desire to provide a visual “front yard” to the residents and to reduce summer heat and glare. The developer enlisted the services of Ecoroofs Everywhere, a local non-profit, to provide reduced-rate technical design services, project management, and construction, cutting overall ecoroof costs by 20 percent. Over 40 volunteers built the ecoroof in one weekend, including hauling 30 yards of soil to the rooftop by hand. The roof contains accessible herb areas for use by residents, provides a good model for low cost green space in tight urban spaces, and manages stormwater efficiently.

**Project Team**

- **Architect:** Vallaster & Corl
- **Ecoroof Design:** Jason King, ASLA
- **Ecoroof Construction/Project Coordination:** Ecoroofs Everywhere

**Type of Building:** 3 story mixed residential / commercial

**Land Use:** Storefront Commercial

**Building Roof Area:** 1,480 sq. ft. (garages), 137 sq. meters

**Contact:** Jason King - ASLA, Macdonald Environmental Planning, 503-224-1225

**Construction**

- **Ecoroof Area:** 1,480 sq. ft., 137 sq. meters
- **Ecoroof Construction Date:** March 2004
- **Type of Construction:** New
- **Solar Exposure:** South
- **Slope:** Less than 1%

**Funding:** Private funding; Ecoroofs Everywhere provided reduced-rate design and project management services

**Ecoroof Cost:** $8/sq. ft. (ecoroof assembly w/o roof cost)

**Overflow:** Stored in a stormwater detention pipe before entering city system

**Roof Structure:** The 4” concrete slab on steel decking roof was engineered to hold additional weight

**Waterproof Membrane:** Torch down PVC membrane

**Ecoroof Assembly:** Drain Material: TremCo GR w/ copper hydroxide root barrier

**Edging:** custom prefabricated perforated aluminum around roof drains

**Soil Mix:** Pro-Gro aggregate 1-1 (perlite, pumice, paper pulp and digested fiber)

**Soil Depth:** 6”, 15 cm

**Saturated Soil Weight:** 28 psf, 137 kg/sq. meters

**Soil Stabilization:** Hobbs & Hopkins Straw Mulch

**Plant Material:** Sixteen varieties of sedum, perennials, herbs, blue fescue, and wildflowers.

**Irrigation:** Above ground spray irrigation system w/automatic controller
**Hawthorne Hostel** - 3031 SE Hawthorne Blvd.

**Public Access:** Visible from street and by appointment

**Introduction:** The Hawthorne Hostel Ecoroof is the most visible ecoroof in the Portland area. Educational signage along the sidewalk provides a strong connection between the pedestrian environment and the roof, and makes this site ideal for outreach and education regarding combined sewer overflows (CSOs), stormwater, and green building. A group of community members undertook all the challenges of retrofitting the porch roof of a 95 year old Victorian house to install an ecoroof. The ecoroof helps cool the hostel in the summer and provides food and nesting materials for birds, bees and other pollinators. Additional information is available online at: www.ecoroofeverywhere.org and www.portlandhostel.org/ecoroof/.

**Project Team**

**Design Build:** Greg Haines, Ecoroofs Everywhere

**Technical Assistance:** Pat Lando, Lando and Associates

**Landscape Architecture**

**Type of Building:** Residential house

**Land Use:** Hotel/Motel

**Building Roof Area:** ~1,500 sq. ft., ~140 sq. meters

**Contacts:** Ecoroofs Everywhere

Greg Haines, Hawthorne Hostel, 503-740-2051

Anthony Roy, 503-823-7616

**Construction**

**Ecoroof Area:** 650 sq. ft., 60 sq. meters

**Ecoroof Construction Date:** August 2002

**Type of Construction:** Retrofit

**Solar Exposure:** South

**Slope:** 25%

**Funding:** $5,000 Environmental Services, Community Watershed Stewardship Program grant

**Ecoroof Cost:** $7.70/sq. ft.

**Overflow:** Perforated piping, gutter to rainbarrel

**Roof Structure:** Most of the grant funding paid for restructuring the porch and roof of this old house.

**Waterproof Membrane:** EPDM (synthetic rubber liner)

**Ecoroof Assembly:** Plywood Decking.

**Soil Mix:** 2” Pro-Gro mix: native soil, compost and pumice. Topdressed with 1” of pumice, digested fiber and paper pulp.

**Soil Depth:** 3”, 7-6 cm

**Saturated Soil Weight:** 20 psf, 981 kg/sq. meter

**Soil Stabilization:** Jute

**Plant Material:** Sedum, semperivivum, and yarrow

**Irrigation:** Manually irrigated during the summer.
**Multnomah County Building** - 501 SE Hawthorne Blvd.

**Public Access:** During business hours

**Introduction:** At the time of installation, this green roof was the largest in the City of Portland. It is a retrofit green roof located on the 5th floor of the Multnomah County Building and is accessible to the public during business hours. Interpretive displays are included on the 3,000 sq. ft. outdoor patio area and provide information about the installation, composition and benefits of this green roof. Portland State University will monitor stormwater reductions and energy savings.

**Project Team**

**Lead Architect:** Carleton Hart Architecture  
**Landscape Architect:** Macdonald Environmental Planning  
**Mechanical/Electrical Engineers:** Interface Engineering  
**Structural Engineers:** KPFF Consulting Engineers  
**Green Roof Consultant:** Mary-Anne Boivin  
**Type of Building:** Six story government office building  
**Land Use:** Commercial / Industrial  
**Building Roof Area:** 15,420 sq. ft., 1,433 sq. meters  
**Contact:** Jason King - ASLA, Macdonald Environmental Planning, 503-224-1225, jking@mep-pc.com  
Amy Joslin, Sustainability Mgr., Multnomah County, 503-988-4092, amy.m.joslin@co.multnomah.or.us

**Construction**

**Ecoroof Area:** 11,893 sq. ft., 1,105 sq. meters  
**Ecoroof Construction Date:** July 2003  
**Type of Construction:** Retrofit  
**Solar Exposure:** Western  
**Slope:** Undulating soil on flat roof  
**Funding:** $216,000 - Multnomah County; $50,000 - Environmental Services Stormwater; $75,600 - DEQ; Seed mix from Turf Seed; Protection board donated by Tremco  
**Ecoroof Cost:** $17 /sq. ft. - construction cost (excludes membrane)  
**Overflow:** City storm sewer  
**Roof Structure:** No structural adjustments needed. Weight allowance was approx 30 psf  
**Waterproof Membrane:** Existing 5 ply built up roof  
**Ecoroof Assembly:** TremCo GR drainage layer with a Copper Hydroxide root barrier  
**Soil Mix:** Pro-Gro Aggregate 1-1 with pumice, perlite, organic matter and paper pulp  
**Soil Depth:** 6”, 15 cm  
**Saturated Soil Weight:** 28 psf - entire system, 137 kg/sq. meter  
**Soil Stabilization:** Pro-Time straw mulch  
**Plant Material:** A mix of sedum, fescue, wildflowers, perennials and ornamental grasses.  
**Irrigation:** Buried drip system.
**People’s Food Co-op** - 3029 SE 21st Avenue

**Public Access:** Visible from the street and from inside during business hours  
**Introduction:** People’s Food Co-op is a member owned food cooperative in operation since 1970. Members have always maintained a commitment to sustainable products and incorporated many green design elements into their recent expansion. These include a ground source heat pump heating/cooling system, and the use of recycled, toxic free and durable construction materials. There are two ecoroofs on site, a sloped roof on the south side and a flat roof over the entrance. See www.ecoroofeverywhere.org and www.peoples.coop for more information.

**Project Team**  
**Owner:** People’s Food Co-op  
**Design and Project Management:** Ecoroofs Everywhere  
**Technical Assistance:** Jason King, ASLA  
**Landscape:** Steve Nelson  
**Flat roof details:** Dave Wadley  
**Type of Building:** 2 story retail store in converted home  
**Land Use:** Retail in residential neighborhood  
**Building Roof Area:** unknown  
**Contact:** Anthony Roy, Ecoroofs Everywhere, 503-823-7616  
People’s Food Co-op, 503-234-0816

**Construction**  
**Ecoroof Area:** 140 (sloped) and 70 (flat) sq. ft., 13 (sloped) and 6.5 (flat) sq. meters  
**Ecoroof Construction Date:** March 2003  
**Type of Construction:** Remodel  
**Solar Exposure:** East and South  
**Slope:** 16.6 and 5.5 degrees  
**Funding:** $2,500 Environmental Services Community Watershed Stewardship Program Grant. Ecoroofs Everywhere provided grant writing, design, and project management with volunteer coordination.  
**Ecoroof Cost:** $12 / sq. ft.  
**Overflow:** 1,500 gallon cistern to toilets and irrigation.  
**Roof Structure:** Unavailable  
**Waterproof Membrane:** EPDM (also root barrier)  
**Ecoroof Assembly:** Existing bitumen roof. Protective visqueen layer under EPDM.  
**Soil Mix:** Both: ~50% pumice and vermiculite. Sloped: organic matter and sand. **Flat roof:** rotted cow manure  
**Soil Depth:** 3” (sloped), 6” (flat), 8 (sloped), 15 (flat) cm  
**Saturated Soil Weight:** ~45 psf (sloped), ~220 kg/sq. meter (sloped)  
**Soil Stabilization:** Jute blanket  
**Plant Material:** Over 70 species of sedum and sempervivum, fescue and wildflowers. Including White Larkspur (Delphinium leucophaeum) an endangered native species.  
**Irrigation:** Manually irrigated as needed.
Clean Water Services: Field Operations Facility - 2025 SW Merlo Court, Beaverton

Public Access: M - F: 7am to 5pm

Introduction: Clean Water Services is the stormwater and sanitary sewer agency for urban Washington County, Oregon. One of the goals for their new field operations yard was to create a demonstration facility for innovative erosion control and water quality treatment. Construction runoff was minimized and treated by covering the site with gravel, installing treatment swales and a sediment filter dam. Permanent facilities include an ecoroof, scupper gardens to treat roof runoff, a porous concrete parking lot, a green street with vegetated swales replacing curbs and gutters, vegetated swales instead of catch basins and storm pipes, and a 50’ by 600’ water quality swale along the rear.

Project Team
Owner: Clean Water Services
Architect: WBGS, Eugene, OR
Contractor: Baugh-Skanska
Construction Manager and Project Partner: TriMet
Type of Building: One story concrete block and steel
Land Use: Light Industrial
Building Roof Area: 46,000 sq. ft., 4,274 sq. meters
Contact: Chris Bowles, Field Operations Manager, CWS, 503-547-8102
bowlesc@cleanwaterservices.org

Construction
Ecoroof Area: 8,000 sq. ft., 743 sq. meters
Ecoroof Construction Date: August 2003
Type of Construction: New
Solar Exposure: Northern
Slope: 16%
Funding: District revenue; no outside funding.
Ecoroof Cost: $6 / sq. ft. for the base roof system
Overflow: Roof drains to drywells and then to vegetated swales.
Roof Structure: Steel joist and decking
Waterproof Membrane: 4 ply Soprema USA hot mop application
Ecoroof Assembly: Steel decking, drainage layer
Soil Mix: Potting soil
Soil Depth: 3” - 4”, 8 - 10 cm
Saturated Soil Weight: Not measured
Soil Stabilization: Aluminum stabilization grid, and plastic geo-cells
Plant Material: A variety of sedum, wildflowers, and ground covers.
Irrigation: Temporary irrigation system with automatic timer in place