



33rd & Powell Row Houses

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| Owner/Name | REACH Community Development, Inc. |
| Location: | 3630; 3634; 3638; 3642; 3646; & 3650 SE 33 rd |
| Architect: | Lundin Cole Architects, PC |
| General Contractor: | Oregon Construction Co., LLC |
| House type: | 6 row homes |
| Completion Date: | 10/30/06 |
| Project Size (ft2): | 4 @ 1190 sqft and 2 @ 985 sqft |
| Project Cost: | \$1.3 million |

Project Description

REACH built 6 rowhouses on a vacant infill lot. The homes are being sold to first time homeowners earning less than 80% of median income. The rowhouses are built to Earth Advantage, LEED-H Silver, and Enterprise Standards for Green Communities.

Thanks to Our Funders

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| City Housing Development, Inc | NW Natural Green Grant |
| Collins Foundation | Oregon Housing & Community Services HOAP |
| Earth Advantage | Piper Jaffray |
| Enterprise Foundation Green Grant | Portland Office of Sustainable Development |
| Green Investment Fund | US Bank |
| Home Depot Foundation | Wells Fargo |
| Meyer Memorial Trust | |

Suppliers & Materials

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| Standard TV and Appliance | Energy Star rated appliances |
| Milgard Windows | Windows & doors |
| White Lightning Electric | Energy Star rated lighting system |
| Tri-County Temp Control Mechanical | Hydronic heating system and outside air ventilation system |
| Installers Floor Coverings | Recycled carpet |
| Axis Construction | Framing |
| NW Structures | SIPs roof panels |
| Island Landscape | Landscaping |
| Gales Contractor Services | Insulation |
| Armstrong Cabinets & Quality Craft Construction | Urea formaldehyde free cabinets and sub-counters |
| Menefee Painting | Interior & exterior painting |

Sustainable Features, Innovations & Technologies

Site/Yard:

- Landscaping uses drought tolerant and native plants.
- No irrigation system required.

Rainwater/Stormwater:

- All storm water runoff drains to drywells on site under driveways. Small eco-roofs in front will help mitigate runoff.

Water Conservation:

- Kitchen faucets 1.5 gpm aerator
- Bath lavatories .5 gpm aerator
- Shower heads 2.0 gpm aerator
- Toilets - Caroma dual flush with 1.6 or .8 gal flush.

Structure:

- Homes were built insulated slab on grade with advanced wood framing techniques.
- SIPs (Structured Insulated Panels) roofs.

Energy Conservation (Windows, Insulation, Heating, Cooling):

- Windows have a U rating of less than .35 and are vinyl, argon filled.
- Insulation is Greenguard certified.
- Heating is a hydronic system using hot water from instant, tankless hot water heater.
- All appliances and lighting fixtures are Energy Star rated.
- Units include structure required for future addition of air conditioning.

Materials:

- Painting and roofing products are from a local source

Health or Indoor Air Quality (IAQ):

- All interior materials are Volatile Organic Compound (VOC) compliant and be urea formaldehyde free.

Fresh Air/Ventilation:

- House fan is interlinked to an outside make-up air damper. It exhausts air to the outside and draws in fresh air.
- System is controlled by a 24 hour time clock programmed to run 8 hours minimum daily.

Building Practices:

- Advanced framing techniques.
- Erosion control measures.

Deconstruction/Waste Reduction/Recycling:

- Approximately 98% of all waste materials hauled from site were recycled through AGG's "smurf" program

Transportation:

- 150 feet from the TriMet bus lines on Powell Boulevard