MERCY CORPS WORLD HEADQUARTERS

Location: 28 SW First Ave, Portland, OR
Building Type: Commercial Office
Construction Type: Historic restoration and NC
Area: ~20,000 sqft (floor plate)
Project Scope: 5 stories (4 floors & base.)
Project Cost: $37 million
Completion Date: Summer, 2009
Rating and Awards: LEED Platinum (projected)

OVERVIEW

The new Mercy Corps World Headquarters is the restoration of a historic Portland landmark, the Packer Scott building (1892) and a new building addition connected to it. The combination of sensitive restoration with new construction that expresses innovative sustainable design technologies is a reflection of Mercy Corps' commitment to entrepreneurial, innovative social solutions and sustainability.

The new Mercy Corps World Headquarters demonstrates how restoration and sustainability can be successfully combined to give a client a place of work that embodies their values and beliefs while providing a city with an urban renewal project that strengthens the revitalization of a historic neighborhood.

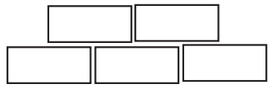
HIGHLIGHTS

- Re-pointing of existing historic brick facade
- Replacement of existing upper level wooden framed windows with modern equivalents that retain the existing building's character
- Retention of original ground floor wooden window frames with updated high performance glass
- Seismic retrofitting of original load bearing structure
- Return of floor plate levels to original levels in existing building to restore daylighting to ground level
- Photovoltaic panel array
- Green roof
- Use of terracotta rain-screen, a new enclosure technology for the Portland region

MERCY CORPS WORLD HEADQUARTERS | PRESERVATION AND SUSTAINABILITY AS URBAN RENEWAL

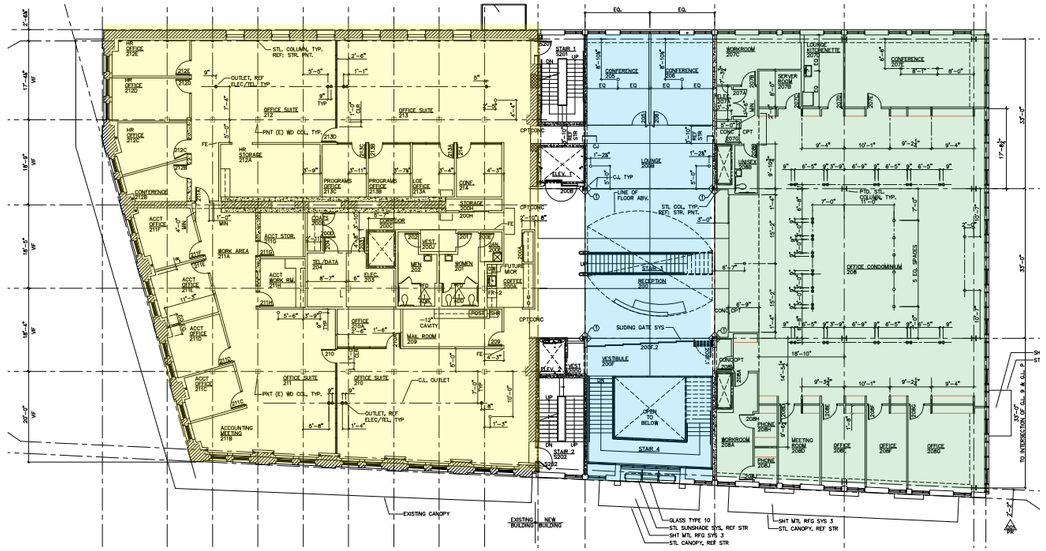
Masaye Harrison
Eco-Preservation | Falsetto
Spring 2009
University of Oregon

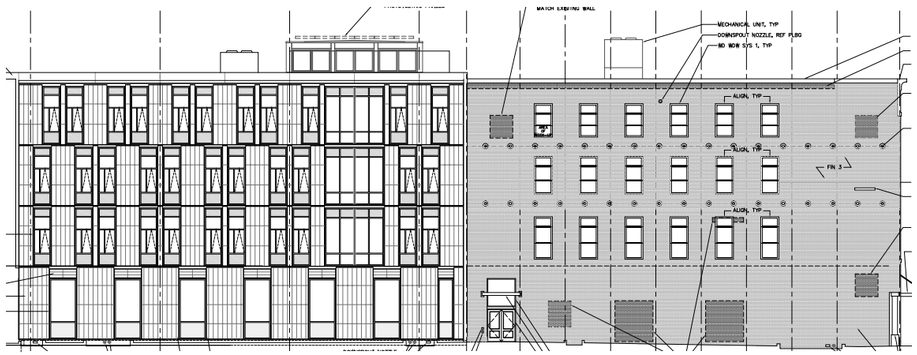
CHARACTER DEFINING



DIFFERENTIATION

INTEGRATION





SUSTAINABLE DESIGN STRATEGIES

- Building program activates public space at ground level with public learning opportunities
- Program consolidates core elements to interior to allow daylighting to have the maximum benefit for building occupants
- Highly efficient mechanical system to reduce building energy costs
- 3,800 sqft green roof to reduce the heat island effect and help mitigate peak stormwater runoff events
- Photovoltaic panel array to provide 7.5% of electricity demand
- 95% of construction waste diverted from landfill
- 87% of walls and floors are re-used
- Bicycle storage, showers promote alternative transportation
- High efficiency thermally insulated glass reduces energy load on building
- Innovative terra cotta rainscreen design screen southern exposure and reduced energy load on building
- Operable windows provide increased ventilation for air quality and occupant comfort
- daylight and occupancy sensors on light fixtures reduce energy consumption
- Low flow plumbing fixtures save water
- Cool roof reduces urban heat island effect
- Exterior full cutoff downlights reduce light pollution at night
- Stormwater planters and pervious pavers for stormwater management

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