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TOP PROJECTS

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2020
PROJECT
OF THE YEAR



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HOSPITALITY, RETAIL, RESIDENTIAL SECOND PLACE

LOCATION: Hood River
COST: \$6 million
COMPLETION DATE: August 2019
OWNER/DEVELOPER: Key Development
ARCHITECT: Skylab
ENGINEER: Valar
GENERAL CONTRACTOR: Celilo Contracting
SUBMITTING COMPANY: Skylab
SUBCONTRACTORS: Akamai Construction, Apollo Heating & Air Conditioning, Brown Roofing, DLM Design, Ek Plumbing, EnduraWood, Fulcrum Exteriors, GB Manchester, Glacier Electric, Height's Glass, Hood River Painting, Jet Electric, Kellogg Welding, Patriot Fire Protection, Schindler Elevators, Schuepbach Builders, Sierra Pacific, SMP Construction, WH Cress, Zink Builders



Outpost

Craft brewing is as Oregonian as it gets these days, and one of the most innovative structures in this year's Top Projects fits squarely in that category.

Outpost was designed by Skylab Architects for Key Development, and is located in Hood River. It features a unique 60,000-square-foot development composed of a pair of interconnected structures. Together, these structures form a 30,000-square-foot complex that little resembles a traditional building. While it functions as a single three-story commercial structure, Outpost and its multiple wings are organized around a central courtyard and common area that provides both horizontal and vertical circulation, as well as a fireplace area where people can gather.

The buildings share the same materials and aesthetic, with a mix of natural cedar wood finishes on the ground floor and charred cedar cladding on the two upper floors.

A brewery, distillery and maker spaces are spread throughout the ground levels, with their easy pedestrian access, while office, co-working and recreational spaces are fea-



tured on the upper floors. Some retail space is also thrown in on the second floor along elevated outdoor streets.

Locally sourced timber was used in the project, while laminated wood beams complement infill walls and decking made with Douglas fir.

The Outpost's location along Hood River's waterfront is just the latest addition to a bustling recreational area that once was barren of public spaces, or even development.



HOSPITALITY, RETAIL, RESIDENTIAL THIRD PLACE

LOCATION: Portland
START DATE: April 2019
COMPLETION DATE: January 2020
OWNER/DEVELOPER: Blu Dot
ARCHITECT: Waechter Architecture
ENGINEER: KPFF
GENERAL CONTRACTOR: R&H Construction
SUBMITTING COMPANY: Waechter Architecture
SUBCONTRACTORS: Accurate Concrete Cutting, American Heating, Clean World Maintenance, D&R Masonry Restorations, DeBenedetto's Commercial Flooring, Don Rhyne Painting, Dynalectric, General Sheet Metal Works, Goldwal Construction, LaRusso Concrete, Minority Abatement Contractors, Portland Millwork, Rayborn's Plumbing, Steven W Broders, T-Plus Steel Fabricators, Uncommon Cabinetry, Viking Automatic Sprinkler, Vista Interiors, WH Cress



Blu Dot

Historic renovation projects are hugely popular in Portland, and for good reason. The city's stock of historic brick masonry buildings, whether old offices, warehouses or firehouses, is ripe for re-use and has been very popular with up-and-coming companies looking to relocate their space.

One such example is the nearly 100-year-old Blu Dot Furniture building in The Pearl, a three-story warehouse that had already experienced a series of renovations over the course of its lifetime. This led to a complex makeover designed by Waechter Architecture and carried out by general contractor R&H Construction that peeled back existing elements of the structure before rebuilding it to a new standard that pays homage to its original appearance.

To do this, an existing mezzanine was partially demolished to increase the daylight streaming the space. A wing of offices was removed and infilled bays butting up against the main public pedestrian paths were opened up.

As work progressed, many of the valuable old materials were salvaged, including heavy



timber beams from the mezzanine that were then donated to a local fabricator. The grid of original heavy timber columns also was a highlight of the renovation and now complements a white-washed display space.

The interior was given a thorough facelift, and now features two-inch by two-inch battens lining curving walls to provide texture. Further, horizontal break lines in the battens point to display plinths, door thresholds, and mezzanine guardrails.

Finely crafted detail work involving integrated grills, plinth nosing, and concealed cabinetry all combine to make the space new, yet respectful of the past.