



MEYER MEMORIAL TRUST'S NEW HEADQUARTERS

EMBODYING ORGANIZATIONAL VALUES OF SUSTAINABILITY AND EQUITY

When Meyer Memorial Trust decided to build a new headquarters, the Oregon foundation wanted to create a space that represented its values.

"Meyer's mission centers on equity, sustainability and justice," said Phoebe O'Leary, director of business systems and operations at Meyer. "We see our new headquarters as the embodiment of our mission."

And by choosing to relocate to the Albina neighborhood (the historic heart of Portland's Black community), Meyer sought to be closer to many of the organizations it supports—and to create "a space for healing, welcoming and reflecting on the history of the area, but also really looking forward to the future," said Anyeley Hallová, partner at the real estate developer project[^]. To that end, Hallová and project[^] assembled a diverse leadership team that was committed to Meyer's vision and worked to make it a reality.

Services

- Early design assistance
- Path to Net Zero energy modeling technical assistance
- Path to Net Zero daylighting technical assistance
- Solar development assistance
- Commissioning design review

Equipment installed

- LED lighting with controls
- Low-flow plumbing fixtures
- High-performance envelope and windows
- Dedicated outdoor air system with variable refrigerant flow
- 53 kW solar electric array

Financial analysis

- \$13,000 in estimated annual energy cost savings
- \$97,000 in Energy Trust cash incentives

Estimated energy savings and generation

- 102,000 annual kWh savings
- 66,600 annual kWh generation

Photography courtesy of
Jeremy Bittermann / JBSA



COLLABORATING WITH ENERGY TRUST OF OREGON

"Meyer wanted a sustainable building and working with Energy Trust meant that they knew what they had to do to get there," said Chandra Robinson, principal at LEVER Architecture.

For example, the project team decided to hold an early design charrette—for which Energy Trust provided cash incentives—to determine a baseline energy use intensity target and establish strategies to achieve that target.

In addition, Robinson, Hallová and Nicole Isle, chief sustainability strategist at Glumac, chose to use both a Whole Building and Path to Net Zero approach to sustainability.

This strategy helped Meyer's new headquarters become Oregon's first Platinum LEED v4 New Construction building.

"Path to Net Zero really emphasizes good, smart design," Isle said. "It also helps to get those sustainability strategies across the line."

SUSTAINABLE FEATURES

The 19,800-square-foot, three-story building has a 53-kilowatt solar array. Energy Trust helped offset the cost of the solar development assistance (which helps determine the solar potential of a project) and a portion of the cost of implementing smart design, including the energy modeling.



Meyer's new headquarters also features an eGauge energy-metering system, which displays the building's energy use and solar electric production in real time via a display in the lobby. Taking a holistic approach to water management, the project also included infiltrating all stormwater on-site, installing low-flow plumbing fixtures and reducing outdoor water use with native plants and efficient irrigation systems. For efficiency and indoor air quality, the building utilizes a variable refrigerant flow system coupled with a dedicated outside air unit with MERV 13 filtration.

Sustainability is further embedded at the material level. Specifically, 85% of the timber used for the building met the definition of "sustainable wood," with 49% certified by the Forest Stewardship Council, encouraging climate-smart forestry.

AN EMPHASIS ON EQUITY

The project's leadership team prioritized equity for every aspect of Meyer's new headquarters. For instance, the building uses wood that was sourced locally and met various equity goals, such as supporting businesses owned by people of color and safeguarding rural jobs.

Meyer worked with project^ and O'Neill/Walsh Community Builders to further define—and ultimately exceed—these goals. For example:

- 47% of the construction budget went to businesses owned by women and/or people of color.
- 80% of the subcontractors on the site were businesses owned by women and/or people of color.

In terms of equitable design layout, every workspace has access to sunlight, and the best views are from common spaces, not executives' offices.

"Meyer's vision was to have not just a technically sustainable building, but a really inclusive, equitable, sustainable building," said Ali O'Neill, project manager at O'Neill/Walsh Community Builders.



Find incentives and support for your new building or major renovation project at www.energytrust.org/newbuildings or call **1.877.467.0930**.

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