

SPECIALIZED DEVELOPERS

Most land developers around the United States seek to establish long-lasting value for their creations, but ecologically conscious developers strive to do so while achieving harmony between all project components and while preserving existing habitats.

Many build to LEED standards, but a number are getting on board with the Architecture 2030 Challenge, which seeks carbon neutrality for all new buildings and major renovations by 2030. Others are going beyond net-zero goals, opting to export energy back to the grid while utilizing multiple energy sources—combining wind, solar, ground-source heat, and more. Here is a look at a few of these innovative, eco-friendly specialized developers.

The 18th hole on Pingamon, a nationally recognized Par 3 golf course in Bend, Oregon.

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SITWORKS DESIGN BUILD

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Striving to develop a lasting model for sustainable multi-unit housing developments

BY MEGAN COVINO

WHAT MAKES A COMPANY SUCCESSFUL? For many, the answer is fairly simple: it results from the hard work of those who want to see it succeed the most. For Siteworks Design Build, based in Portland, that person is founder and president Jean-Pierre Veillet. Veillet, who has an educational background in sculpture, started Siteworks Design Build in 1996 as a small operation and focused on doing construction for other designers and architects, however, the company was soon branching out after its creation. Says Veillet, "[Siteworks] hired our own staff and began to see the efficiency of connecting design to construction for the client." Siteworks now does both commercial and residential projects, but values both equally. "Commercial has tighter time lines, but a clear vision from experienced individuals. Residential is more home spun—like working with a friend," he explains.

Throughout the company's continued expansion, one thing is clear—Veillet has always been very much on board with green building. "Every single

project of ours has been about being [sustainable]." He also encourages other builders to their green endeavors. "I feel like we need to address the rest of the people and encourage green building at every level of construction, especially because many things are basic enough that every project could be doing it if they had the tools and connections," Veillet adds. He is so passionate about green building, Veillet even goes as far as to offer a list of reasons—that any company can use—why going green is valuable to the bottom line of a project (see sidebar).

The green revolution that Veillet is a huge part of is clearly evident in Siteworks' many projects, all of which are now tied to LEED standards and guidelines. In fact, the company completed one of the original LEED projects in Oregon in 2001—the OGE to Ross Building for architect and owner Kevin Carmichael. "The [OGE to Ross Building] was a pioneer project that combined the challenges of small budgets, sustainable practices, and design," explains Veillet. "It was successful on all fronts."

LEED has clearly become a must for green building, and Veillet says that everything the company does going forward will somehow be tied to it. However, Siteworks starts by going beyond the point systems of LEED, as well as addressing other issues prevalent to design and building. "We still go beyond the point system in many ways that LEED does not quantify," Veillet says. He adds, "With that said, there are several other non-LEED issues we are addressing to the community, such as affordability and transportation."

One of Siteworks' latest projects is the North Williams project, a LEED Platinum mixed-use commercial building, which will include an apartment complex and restaurant space. According to Veillet, one of the goals of the North Williams project was to create a sustainable development model. "It is a no-parking building with bike lockers at the main entry so you can put your bike away before you go up to your [energy]



The frame of a typical Siteworks multi-unit, including solar panels, a "blowless" window system, a tunnel lighting system, and a passive counter planter.

AT A GLANCE

LOCATION:
PORTLAND, OR

AREA OF SPECIALTY:
COMMERCIAL
AND RESIDENTIAL
HOUSING

AVERAGE ANNUAL
SALES:
\$1.3 BILLION

EXPECTED 2009
SALES GROWTH:
10%+

EMPLOYEES:
0

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SITENWORKS DESIGN BUILD



President and founder of Sitenworks Design Build Jean-Pierre Voilet lays out guidelines that connect sustainability with the bottom line.

The Bottom Line for Going Green:

- "If energy is a concern for the future we need to start building highly efficient buildings now. The cost of living is not just in the sale price or rent, energy counts every day to the bottom line."
- Design for efficiency and durability to save on maintenance costs therefore saving in the future.
- Save construction cost by not having unnecessary items, such as conditioned common areas.
- "By removing an elevator and planning ADA units on the ground floor
- you can save construction costs, energy consumption and ADA requirements on the upper floors which saves costs normally passed on to tenants and buyers. Therefore, you are more affordable."
- Giving plenty of delight to save electricity and making the space more usable save energy and can be more affordable.
- Use concrete floors for durable and dependable lasting structures and finishes. This saves cost on carpeting replacement and maintenance.

efficient 600-square-foot apartments. We will generate 11 kilowatts of electricity on site with solar panels. Our restaurant tenant will be engaging the urban farm principals as well as working with the surrounding community to create jobs and job training. We will be able to grow vegetables and herbs on site," says Voilet.

So, how does Sitenworks market itself? According to Voilet, it is mostly by word of mouth, web advertising, and email ads. However, it is clear that Siten-

works' commitment to the work and the customer is what makes them so successful in a very cut-throat industry. Says Voilet, "The clients need to be able to get what they want and can afford... This is why [Sitenworks] is doing so well now. It is less expensive to the client, it is faster to do, and it represents the ability to make every project unique and creative." He adds, "There is a sense of warmth and comfort to what we're doing." And this definitely equals success for Sitenworks Design Build. □□□

“The [ODE to Roses Building] was a pioneer project that combined the challenges of small budgets, sustainable practices, and design.”

Jean-Pierre Voilet, President



Z DESIGN GROUP

Creating vibrant golf and resort communities while preserving surrounding environments

BY CHRISTOPHER CURRAT

Z DESIGN GROUP (ZDG) WAS ONE OF THE first architectural firms to apply sustainable design to the high-end (and historically not so eco-friendly) commercial market of golf courses and vacation resorts.

Today, ZDG provides comprehensive services encompassing architecture, planning, and interior design for clients wishing to develop one-of-a-kind golf communities and destination resorts. Senior project manager, David Rounds, adds, "This integrated approach enables our team to create cohesive, seamless designs which support, evolve, and implement our clients' vision for in-

novative, lifestyle-enhancing buildings, communities, and destinations."

ZDG offers specialized expertise in the design, renovation, and redevelopment planning of golf and resort communities, clubhouses, mixed-use projects, waterfront destinations, yacht clubs, boutique hotels, guest cottages, vacation ownership residences, custom homes, spas, wellness centers, fitness facilities, mountain lodges, and ski clubs.

Rounds notes that ZDG's international practice is recognized for fluency in a diverse range of regional, architectural materials and styles. "While provid-

ing individualized, hands-on attention to our clients' need for bottom-line success, every project is considered an opportunity to cultivate a uniquely creative and vibrant design solution."

Regardless of its buildings' size or finish levels, ZDG is rigorously dedicated to the following objectives:

- environmental sensitivity;
- operational functionality;
- design and construction budget, cost control, and timeline management.

ZDG excels in sustainability—its designs are highly sensitive to environmental concerns and take factors into

AT A GLANCE

LOCATION:
BOULDER, CO

AREA OF SPECIALTY:
GOLF AND RESORT COMMUNITIES

EMPLOYEES:
15