

LOVEJOY BLOCK ONE

**Location**

Portland, Oregon

Product Type

Mixed Use, Sustainable Design

Size

290,000 sf

Cost

\$45,000,000

Completed

2009

Specht's Role

Project Manager

Architect

LRS Architects

Construction Company

Andersen Construction Company

Lovejoy Block 1 is a nine-story, 290,000 SF mixed-use building with ground floor retail, four levels of parking, and three levels of office. The ground floor retail is mostly occupied by a full-service Safeway grocery store. As one of the first Safeway stores to be located in a dense urban area, the project team had to overcome many unique challenges with such a facility.

The building was constructed using an innovative pre-cast system, being built out of over 2,400 pieces of pre-cast concrete. This method was new to this type of building and required a well-coordinated effort between all project team members to successfully implement.

The entire project achieved LEED® Gold Certification and includes the following sustainable building features

- An eco-garden roof on the top of the tower, reducing storm water runoff and reducing the heat island effect.
- Recycling of construction materials from demolished structures (including creating benches for pedestrians from the wooden beams removed from the prior structure).
- Recycling of construction waste materials.
- Remediation and redevelopment of a brownfield site.