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MACKENZIE WILL JOIN KILLIAN PACIFIC IN CELEBRATION OF CONSTRUCTION FOR CLAY CREATIVE

Portland, Oregon (October 19, 2015) – Mackenzie’s major renovation of a historic warehouse that was destroyed by a fire in 2006 is finally nearing completion, set to open in early spring 2016. The architectural style of the new 71,354 square foot, 6-story building was designed as a nod to the history of the industrial Central Eastside, using brick veneer, exposed heavy timber, and complementary windows and canopies. “As opposed to the 1960’s when people were fleeing to suburban communities, the tide is shifting,” mentioned Dietrich Wieland, Mackenzie’s Director of Sustainability and project manager for Clay Creative, “People and businesses are now returning to urban areas with historically-rich surroundings.”

The building will feature a westward-facing, 2000 square foot roof deck, providing views of downtown Portland as an amenity for tenants. “The market trend has been swaying towards the addition of roof decks for various reasons,” noted Wieland, “People enjoy the social aspect of roof decks, as well as the magnificent skyline view of the city it provides.” A 2000 square foot roof deck is uncommonly large and provided unexpected challenges for Mackenzie designers. Fortunately, they were able to overcome those challenges and designed an impressive amenity for future tenants.

The building’s location at 3rd and Clay Street provides extensive access to public transit systems for commuters and residents of the Central Eastside, including a short walk to the new orange line MAX light rail, Portland street car, and Tri-Met bus routes. The building will also feature surface and below-grade parking.

The project is pursuing LEED Gold Certification for the Clay Creative building. Each level features an under-floor air distribution system to allow for zoned occupant heat control and added air flow. One of the strategies for renewable energy sources is designed in the landscape surrounding Clay Creative: Solar Trees. These tall, heavy-timbered structures create a canopy of large solar panels suspending above the parking area. Another sustainable feature of Clay Creative is that most of the raw materials, such as the brick, timber and concrete, are regionally sourced. The celebration of this project will take place on Friday, October 23rd, 2015, when Killian Pacific and Mackenzie will jointly celebrate the progression of this TOD as it transforms the district's skyline.

Mackenzie’s architecture, civil engineering, and land use planning departments are involved with the designs of Clay Creative and Turner Construction is the contracting company. Shapiro Didway provided landscape architecture services. Interface Engineering supplied mechanical engineering services. Kramer Gehlen & Associates provided structural engineering services. Richard Graves provided envelope consulting services. Glumac served as the building commissioner. Oregon Electric provided the design-build electrical engineering and plumbing services. The developer of the project is local firm Killian Pacific.



About Mackenzie

Mackenzie is a provider of professional design services comprised of professionals in architecture and interior design; structural, civil and traffic engineering; land use and transportation planning; and landscape architecture. Anchored in the foundational elements of high performance elements and client focus, Mackenzie brings deep expertise in commercial office, healthcare, community infrastructure, education, institutional, federal, high tech, public building, industrial, retail, and mixed use projects. For more information, please visit www.mcknze.com or call 503-224-9560.