

GerdingEdlen

DEVELOPMENT



## Block 5: The Louisa



### Market-Rate Apartments in an Urban Neighborhood

Named after Louisa Weinhard, wife of the founder of the original brewery, The Louisa is a residential high-rise apartment building with 242 apartments including ground floor retail. The retail level of the Louisa is pedestrian-friendly and topped by 12 two-story townhouses.

The Louisa also features high-efficiency glazing and balconies on the south, east and west sides, which double as shading. Other features include operable windows that allow for natural ventilation, low-toxicity building materials and finishes, an interior recycling and sorting facility, and preference was given to materials that contained recycled content and that were manufactured locally. The center of the retail podium houses a rooftop garden and ecoroofs. The ecoroof reduces stormwater runoff and mitigates the urban heat-island effect. Environmentally appropriate landscaping with drought-tolerant and native species populate the roof garden and ecoroof.

The Louisa also supports various forms of transportation; MAX Light Rail, the Portland Streetcar and several bus stops are within a few blocks. A bicycle-commuter locker room includes showers and more than 100 bike lockers with secure storage.

LOCATION	Portland, OR
LEED STATUS	Gold
PROJECT VALUE	\$60 Million
TIMELINE	Aug. 2003 – Apr. 2005