

Promotion Spotlight 2016  
Slate – Portland, Oregon  
Post-Tensioned Concrete Structure



Project Owner/ Developer: BEAM Development, Urban Development Partners  
Architect: Works Progress Architecture  
Structural Engineer: DCI Engineers  
Civil Engineer: Cushing Civil Engineers  
General Contractor: Yorke & Curtis  
Concrete Contractor: Marion Construction

Photo by Joshua Jay Elliott

Slate is a 10 story mixed-use development in Portland Oregon, representing the City's efforts to revitalize the Burnside Bridgehead area.

Conceptually concrete was used to create a framework/ structure allowing for flexibility of interior walls for Slate building. The mixed-use building with residential, commercial and retail gained large open spaces due to use of minimal load bearing interior walls. This is similar to the adjacent historic warehouses in the area, which have been recently adapted for new uses. The flat style residential units include large floor to ceiling windows allowing the residents to feel connected to the surrounding area and improve their well being with the flow of natural light flooding in.

The unique design of the building incorporated a tight interior system providing a healthier environment and substantial waste reduction during construction. The high efficiency HVAC system, and two distinct façade systems achieve a balance of thermally comfortable connection to the outdoors. The leakage ration achieved was 0.19 – 0.29 with an average CLR of 0.25.

Concrete was the building material of choice due to its durability, fire rating, shallow floors and noise reduction for airborne sound. Slates appearance and usability align with many of the existing industrial warehouses turned creative spaces in the area. Slate earned LEED Gold certification in December 2016 and the Excellence in Concrete Award in 2018 in the Mixed-Use category.