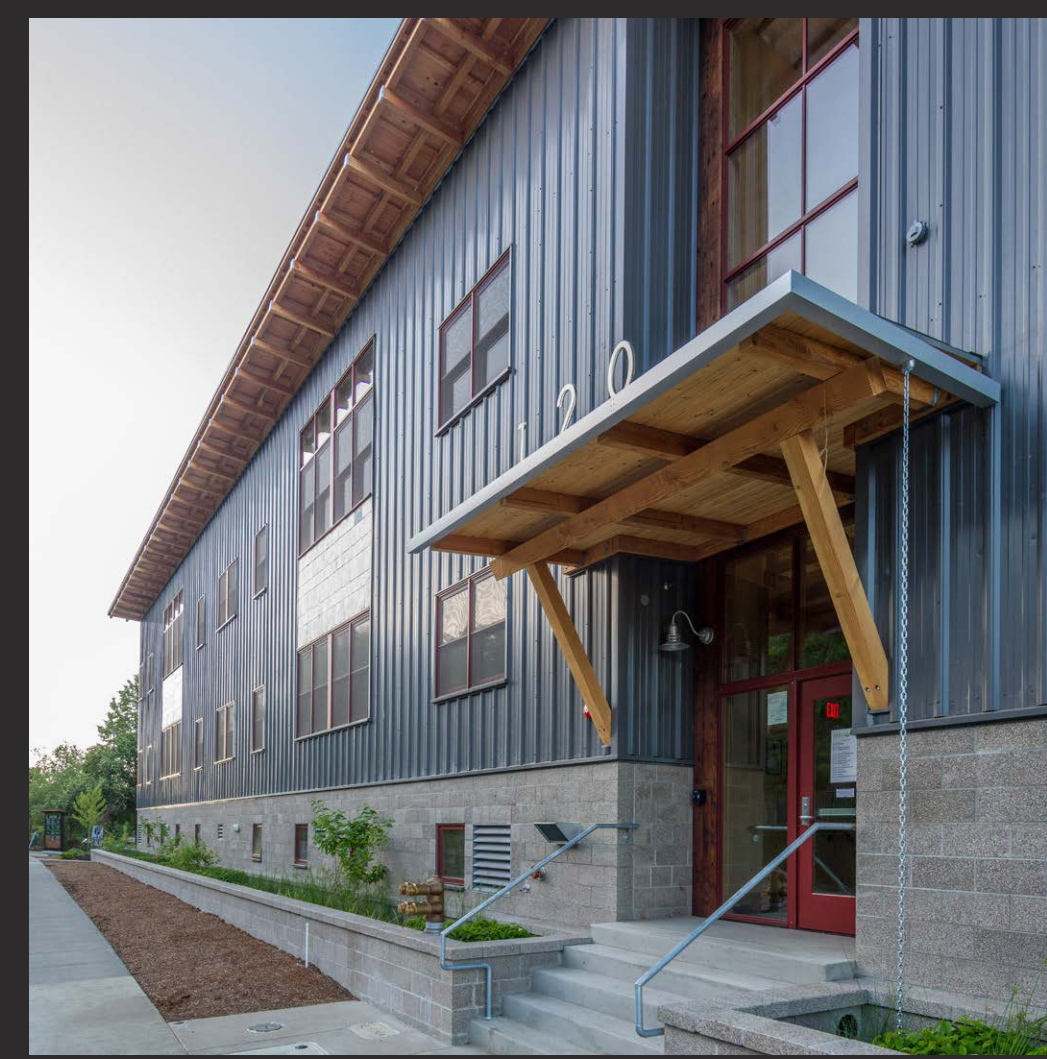


# MAHONIA

MIXED USE BUILDING



*"From healing roots come the beauty of flower and fruit."*

Designed as a sister building to the adjacent Stellaria warehouse/office building, the Mahonia – the Latin name of the Oregon grape – is a simple building with high aspirations: bringing together a like-minded community to help to heal our land, our water, and our relationships. A mix of warehouse, production, retail, and office spaces, the layout has many common areas to create positive interaction between tenants.

**Sustainability** is a goal that runs deep from the frame to the landscaping: the carbon footprint of the structural systems and finishes were considered with a wood structural frame for the 3-story office portion, and a light steel frame spanning the open warehouse.

Uniquely, the exterior walls of the offices are **insulated with straw bales** **B** finished on the interior with earth-plaster for a natural, healthy environment that controls humidity. The locally sourced bales were installed in workshops over 3 weekends with owners, tenants, students, and general enthusiasts participating. Erica Ann Bush and her plaster crew created **artful plaster walls** that are a joy to behold.

**Simple day-lighting** **D** and **natural ventilation** are provided with a 2 story hallway and interior windows that brings daylight deep in the center of the building, creating a friendly social space.

The entries are marked with awnings, salvaged wood siding (differing types at each entry to use smaller lots) **C** and large fir tree trunk posts establishing a connection to the forest, the source of the structure within.

Other environmentally friendly finishes were chosen along with **artfully reused (up-cycled) materials** including siding, old gym flooring, interior windows and doors **E**, stair treads from CLT off-cuts **H**, light fixtures, railings, "urbanite" (broken concrete) site walls, and mattress frames and old skis in the waste management shed. An old batch of metal signs is used as "shingles" enlivening the street façade.

The 85kw roof mounted **photovoltaic array** **G** and **solar hot water** **A** limit the consumption of resources, producing over 50% of the power for the building. A Zero Waste reuse and recycling stream is built in on each floor.

While the roof slopes to the south, the water is directed to the street by filling a "water column" that pushes rainwater via head pressure into a cistern on the north side, which overflows into rain-garden planters and, in high rain events, overflows to the street **F**. **No pumps, just simple physics!**

