

## DIRECTIONS

### Located in South Waterfront:

Take the Streetcar to the SW Lowell St. stop and The Matisse is located directly across the street.

### IF DRIVING:

#### From NB I-5:

Exit 299A/(OR-43 S toward Lake Oswego). Merge onto SW Hood Ave. and turn left. Cross Macadam onto SW Bancroft. Turn left on SW Bond Ave. Turn left at Abernathy St. The Matisse parking garage will be on the left.

#### From SB I-5:

Exit 299A and follow exit ramp to SW Curry and turn right. Right on SW Moody Ave. Turn left at Abernathy St. The Matisse parking garage will be on the right.

#### From Downtown Portland:

Take SW Naito Pkwy South and turn left onto SW Harbor Drive (signs for I-5 S/ Riverplace Marina/Salem/Hawthorne Bridge). Take the Sheridan Street exit and turn left onto SW Sheridan. Turn right onto SW Moody Avenue, then left at Abernathy Street. The Matisse parking garage will be on the right.



printed on 100% recycled paper.



THE

MATISSE

South Waterfront Apartment Homes

[rentmatisse.com](http://rentmatisse.com)

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*inspired to live green*

A GUIDE TO OUR LEED CERTIFICATION



THE

MATISSE

South Waterfront Apartment Homes

# KEY ECO-CONSCIOUS FEATURES AT THE MATISSE



LEVEL 1

## SUSTAINABLE SITE

Portland's South Waterfront redevelopment is a vibrant, high-density urban environment providing easy access on foot, bicycle and via street car to downtown and other services, entertainment and recreation options.

Effectively controlled erosion and sediment to limit damage from construction activity.

Reused a previously developed site.

1 Emphasized the provision of transportation options for residents, including easy bicycle commuting and promotion of low-emitting/fuel-efficient vehicles.

2 Minimized the heat island by locating parking under the building and utilizing light colored paving.

## WATER EFFICIENCY

3 Drought tolerant landscaping and efficient irrigation reduces outdoor water consumption by over 60%.

4 Interior potable water use is reduced by more than 44% via efficient fixtures and faucets.

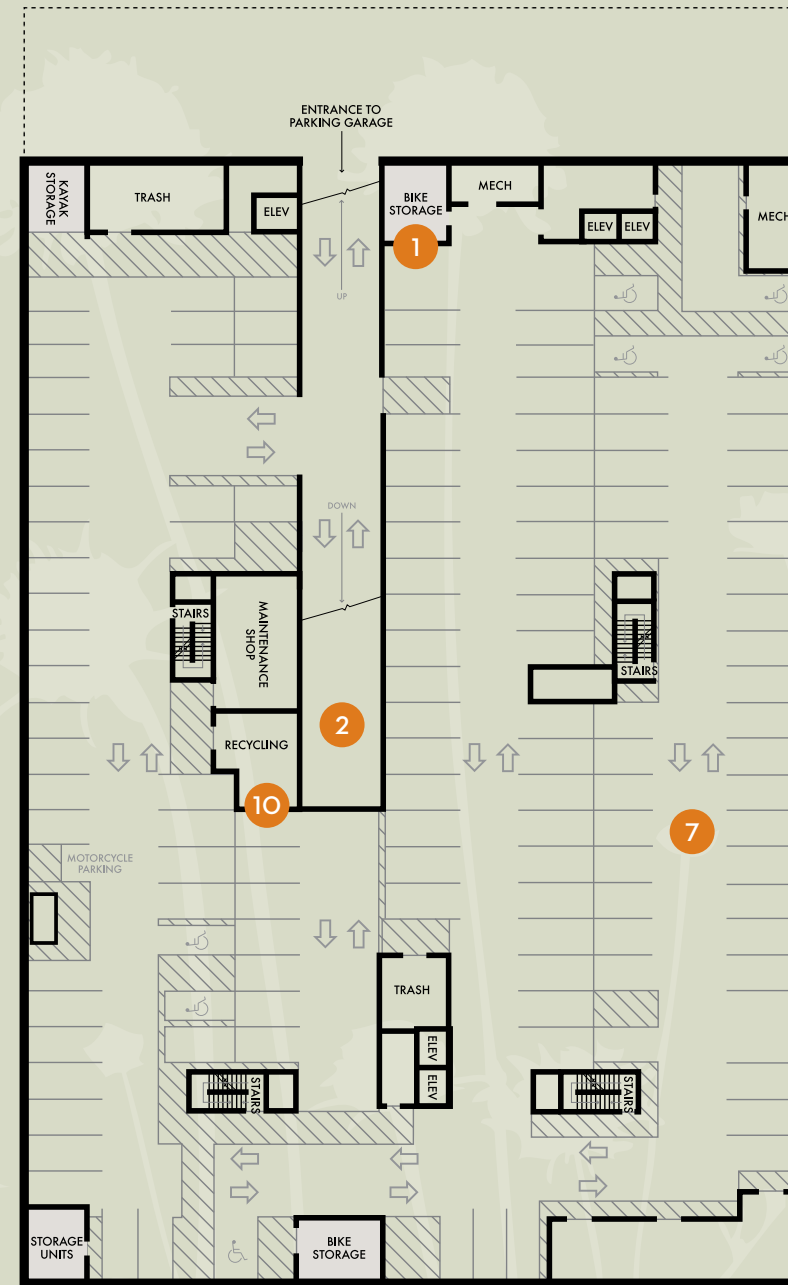
## ENERGY EFFICIENCY

5 Maximized energy efficiency throughout the building, achieving over 25% energy cost savings when compared to a conventional building (using ASHRAE 90.1-2004 as the baseline).

The building is estimated to save over 1,200,000 kWh of electricity and 82,000 kBtu of natural gas annually.

6 Invested in increased insulation, high-performance windows, a high-efficiency heat pump system (variable refrigerant volume), efficient water heating and lighting.

Commissioned building systems to ensure the most efficient function of HVAC&R and lighting systems.



PARKING LEVEL 1



## MATERIALS & RESOURCES

7 Recycled over 75% of the waste generated during construction.

8 Incorporated a variety of materials with recycled content for over 16% of construction materials - including concrete, reinforcing steel, insulation, metal wall panels, metal and wood doors and hardware.

9 Over 30% of the primary building materials, including concrete, wood framing, interior woodwork (composite wood) and doors, were sourced from within 500 miles of the site.

10 Incorporated convenient recycling facilities for residents.

## INDOOR ENVIRONMENTAL QUALITY

Incorporated low-emitting adhesives, sealants, paints, coatings and carpets to improve indoor air quality.

Green housekeeping procedures reduce exposure of residents to volatile organic compounds.

11 Maximized adjustability of thermal comfort and lighting throughout building to improve resident comfort.

12 Building design maximizes access to natural daylight within the living units as well as providing excellent views.

