

TIGARD

Apartment's solar energy promises renters credits toward electric bills

Residents will receive a credit of up to \$130 a month to be put toward their individual PGE bill, said developer Josh Daniels.

Janet Eastman *The Oregonian/OregonLive*

Residents of The Steward apartments in Tigard receive a credit toward their utility bill, have easy access to EV chargers and benefit in other ways from the fully electric building designed and constructed from the ground up to generate nearly all of the energy consumed each year.

The Steward is the first market-rate multifamily housing in the Portland Metro area to offer a program in which residents will receive up to \$130 a month, based on apartment size, toward their individual Portland General Electric (PGE) bill, said developer Josh Daniels of DIG Real Estate.

Tigard's first carbon-free Path to Net Zero building with a 103 kilowatt rooftop photovoltaic solar system powers everything with electricity, eliminating the need for natural gas, which reduces costs, according to Energy Trust of Oregon.

Daniels' brother and business partner Brenner Daniels said the average multifamily apartment in the Portland-Vancouver market pays roughly \$50 monthly for natural gas in addition to electricity.

Each of the 55 units in The Steward at 7007 S.W. Hampton St. has efficient Energy Star appliances including a washer and dryer. Universal design apartments have lower appliance controls and other features to aid people with diverse abilities.

Rents start at \$1,795 per month and apartments range from 584-square-foot studios to 1,335-square-foot three-bedroom units. About 5% of the apartments are offered as affordable housing for households making 80% of the median family income level for the Portland-Vancouver market, said Josh Daniels.

The five-level contemporary building designed by Leeb Architects has a secured parking garage and one electric vehicle charger for every three residences.

Visitors to the ground-floor commercial space to be occupied by a primary care physician operating a clinic will also have access to the car chargers. "It's nice to have a doctor in the building," said Josh Daniels.

State Rep. Susan McLain, co-chair of the Joint Committee on Transportation, spoke at The Steward on Nov. 14 to members of local electric car groups like the Portland Rivian Club about Oregon's transportation future and potential changes to the gas tax.

The Steward "is an outstanding model for electric living in an apartment setting," McLain told *The Oregonian/OregonLive*. "And what we truly need right now are good models."

The event was hosted by Evergreen Charging Solutions and ChargePoint that manage the new building's EV charging infrastructure.

The Oregon Electric Vehicle Association and Tesla Owners of Oregon posted on their websites that home charging can make EV ownership easy, but for people living in apartments, charging access has been a longstanding challenge.

"Fortunately, developers like Josh Dan-



Homes have an open kitchen as part of the great room with floor-to-ceiling, energy-efficient windows. Photos by Jerry Lovelace

iels are stepping up with innovative solutions that prioritize sustainability and accessibility," Tesla owners posted on teslaownersoregon.com.

Josh Daniels said the 80,000-square-foot building's various floor plans were designed to cater to empty nesters, singles and families.

Retirees Bill and Beverly Newell are selling their house in Vancouver and moving to The Steward. "We wanted to find a building that will help us reduce our carbon footprint that is closer to our son and his family," said Bill Newell. "We're happy that The Steward is in the Tigard Triangle, which means we're close to shopping and dining and can get exercise walking in a safe neighborhood."

One-bedroom and two-bedroom apartments are the most common among the mix of floor plans. There are balconies connected to second-floor units and top-floor units have elevated views and 10-foot-tall ceilings, a foot higher than other levels.

"We were able to add clerestory windows on top of already very large windows," said Brenner Daniels, who has a background in real estate finance and development, from three-story garden apartments to Pearl District high-rises. "People are surprised by the amount of natural light that comes into the homes through the energy-efficient windows."

Developments that have touted sustainability in the past have had small windows, Josh Daniels said. "We think people are relieved that creative design and building practices have caught up with sustainability," he said.

The top floor units are also attracting people who don't want someone living



About 5% of the Steward apartments are offered as affordable housing for households making 80% of the median family income level for the Portland-Vancouver market, said Josh Daniels.

above them, said the Daniels, who promise residents they will not hear their neighbors.

"The design of this building includes acoustic sound matting, enhanced insulation and other investments to reduce sound travel between the different levels and walls," said Brenner Daniels.

DIG partnered with Energy Trust of Oregon to work through its Path to Net

Zero program and is expecting The Steward to achieve net-zero performance certification.

Path to Net Zero buildings reduce energy use by at least 80% beyond the average building and can receive an increased incentive for every therm and kWh saved, according to Energy Trust, the nonprofit funded by Oregon and South-west Washington customers of PGE, Pacific Power, NW Natural, Cascade Natural Gas and Avista.

Energy Trust offers developers of whole building projects early design assistance, solar planning incentives, up to \$40,000 of the cost of technical studies and up to \$20,000 of the cost of energy metering equipment that monitors energy performance toward Zero Energy Certification.

The Steward's TPO (thermoplastic polyolefin) roofing reflects heat, which can reduce cooling costs and lower energy bills, said Josh Daniels.

The sustainable building already earned gold status from Portland-based nonprofit Earth Advantage, which certifies structures made with energy- and water-efficient products, enhanced insulation and natural materials that create longterm cost-savings.

"Buildings that use less energy mean lower bills for families and safe, more comfortable homes," Energy Trust of Oregon marketing specialist Juliette Poff stated in a press release. "We're glad to support DIG and other developers or organizations that want to bring the benefits of energy-efficiency and renewable energy to more Oregonians."

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The 55-unit The Steward apartments in the Tigard Triangle are set to open soon.
Staff photo: Jaime Valdez.

FEATURED SPOTLIGHT

Pushing the sustainability envelope: The Steward apartments to open in Tigard

Ray Plitz Oct 14, 2024 Updated Oct 17, 2024

With a huge nod to luxury sustainability — and a goal of significantly reducing or eliminating renters' monthly electric bills — a local development team is betting on the success of one of the most unique apartment complexes to yet be built in Tigard and beyond.

In November, Josh Daniels and his brother Brenner Daniels will open The Steward, a fully electric, 55-unit multifamily development at 7007 S.W. Hampton St., in the so-called Tigard Triangle.

"This will be the first building, the first project, to achieve path-to-net-zero on the west side of the Willamette River in the Portland metro," said Josh Daniels, principal of DIG Real Estate. "That includes office buildings, retail warehouses, etc. I think it's one of the more sustainable buildings in the Portland metro."

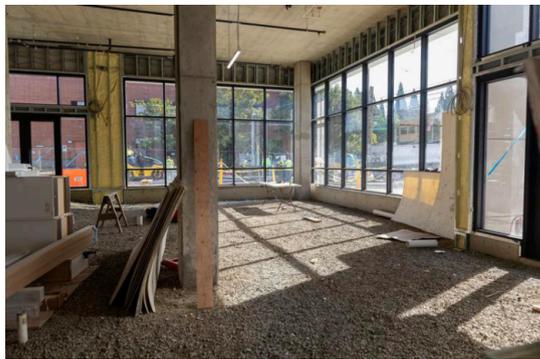
Path-to-net-zero is a general strategy that balances the amount of greenhouse gases produced with the amount removed from the atmosphere. The fully electric building means there will be no natural gas appliances or heat.

All but an 1,800-square-foot corner space in the five-story complex is residential. That space will soon house the offices of Dr. Adama Diarra, a physician who is relocating from near Bridgeport Village shopping center.

"This is our first project together in Tigard," Josh Daniels said of the apartments he and brother have built. Brenner Daniels has built other projects in Tigard, and Josh Daniels once owned a tech business in the Tigard Triangle.



Brenner Daniels (left) and his brother Josh stand on the rooftop of The Steward apartments, 7007 S.W. Hampton St., in front of solar panels aimed at reducing tenants electric bills.
Staff photo: Jaime Valdez.



A doctors office will serve as the only business that will occupy the retail space on the ground floor of The Steward apartments in Tigard.
Staff photo: Jaime Valdez

Excelling in sustainability

The Steward has a public/private partnership with the city of Tigard, where the city has invested in the building through a grant from the Town Center Development Agency, which has supported the project because of Tigard's goals of becoming a more sustainable city with affordable housing. The Steward will have two sustainable units available for those whose income is at or below 80% of the area median income.

In a statement, Tigard Mayor Heidi Lueb praised The Steward for spending three years bringing the sustainable apartment complex to fruition.

"We hope The Steward inspires residents and other developers to prioritize environmentally friendly practices, creating a healthier future for generations to come," Lueb said.

Daniels said an electricity credit program can reduce or eliminate electric bills, which will give residents back a credit for the energy that the building is generating.

"We think that in many, if not all months, the residents will not have an electricity bill because of the credit back for the generation on the roof, the solar," he said.

Among other environmental bells and whistles of The Steward are:

A secure parking garage with more than 60 parking spaces and an extensive electric vehicle charging station, with one EV charging-enabled spot for every three residents. The eventual goal is to provide an EV charger-enabled parking space to everyone at the apartment complex. "That's a really good ratio from an EV charging perspective," said Daniels. "A lot of newer projects in this area and in Lake Oswego are one (charger) to every 20 to 50 units."



Josh Daniels stands in the indoor community area at The Steward apartments.
Staff photo: Jaime Valdez



Taking a tour of The Steward apartments, here is a view of a galley kitchen in a one-bedroom apartment.
Staff photo: Jaime Valdez

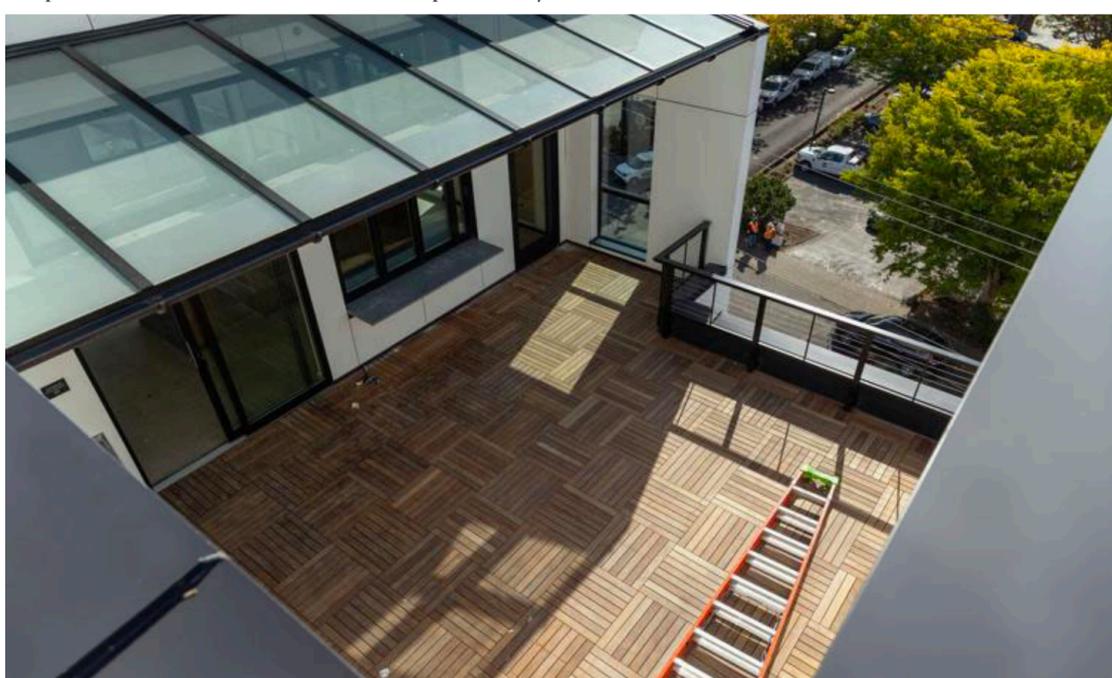
Apartments start at \$1,795 per month with space ranging from 584-square-foot studio apartments to 1,335 square-foot three-bedroom units.

"We designed the residences to be a little larger, because people are working from home more frequently since COVID," Daniels said.

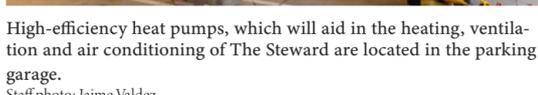
A fifth-floor, two-bedroom, two-bath unit, complete with 10-foot ceilings, and floor-to-ceiling tilt-turn windows that can open either horizontally or vertically, runs \$2,995 per month.

Another extra of the building includes a little indoor/outdoor community area, a space that will include a television, heaters and an electric barbecue grill.

An open house tour for The Steward is set for 1 to 5 p.m. Saturday, Nov. 2. Visit besteward.com for more information.



In addition to indoor space, there is also an outdoor community area at The Steward apartments.
Staff photo: Jaime Valdez



High-efficiency heat pumps, which will aid in the heating, ventilation and air conditioning of The Steward are located in the parking garage.
Staff photo: Jaime Valdez

Heat pumps to provide a more efficient form of heating and cooling. While separate, they work as a networked set, and the air conditioning does not require Freon, which many air conditioning systems in older homes or apartments have. That makes it more environmentally friendly, said Daniels.

Two 600-gallon tanks along with a 350-gallon swing tank connected to the solar units on the roof to heat water for all the apartments. Daniels noted that many multifamily residences at other locations install water heaters in closets, which take up living space that a tenant still pays for.

An Earth Advantage Gold certification, meaning the Oregon nonprofit provides a building certification indicating that the project is committed to high performance and above-code construction. In addition, an Energy Trust of Oregon's Path to Net Zero achievement is pending.

"We really like Tigard," Daniels said, adding that he likes the fact that Tigard had the initiative to redevelop the Tigard Triangle with the goal of making it more pedestrian friendly.

Location, Location, Location

Mass transportation-wise, there's a TriMet bus stop around the corner from The Steward. In addition, if the Southwest Corridor Light Rail Project is eventually funded, TriMet has plans for a light rail station less than a half-mile from the apartments. Current plans call for that proposed 12-mile light rail system to run from Portland to Tualatin's Bridgeport Village.

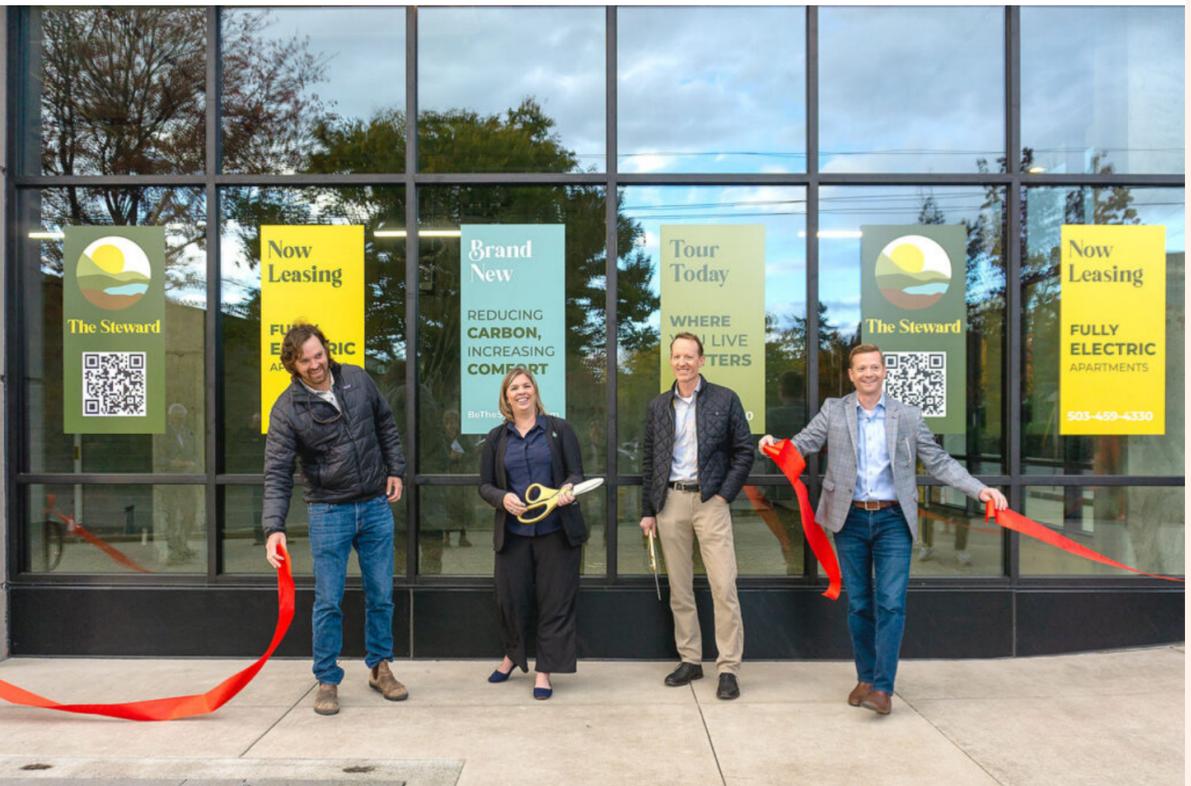
Daniels thinks the interest is both the eco-friendliness of the building as well as its location.

"We're right at the center of I-5 and (Highway) 217 so it's very easy for people to get to downtown Tigard, Beaverton, Hillsboro, Salem, Clark County, Eastside. Like it's very easy to get to places from here," he said, adding that there's also interest from some who know they won't get a Northwest Natural Gas bill and will get credited back for almost all of their Portland General Electric bills as well.

The future is here: New all-electric building is open for business

By **Barbara Sherman** - December 2, 2024

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Tigard Mayor Heidi Lueb (center), Josh Daniels (right) and Brenner Daniels (far right) at a Oct. 28 ribbon-cutting ceremony at The Steward. Michael Antonelli/Tigard Life

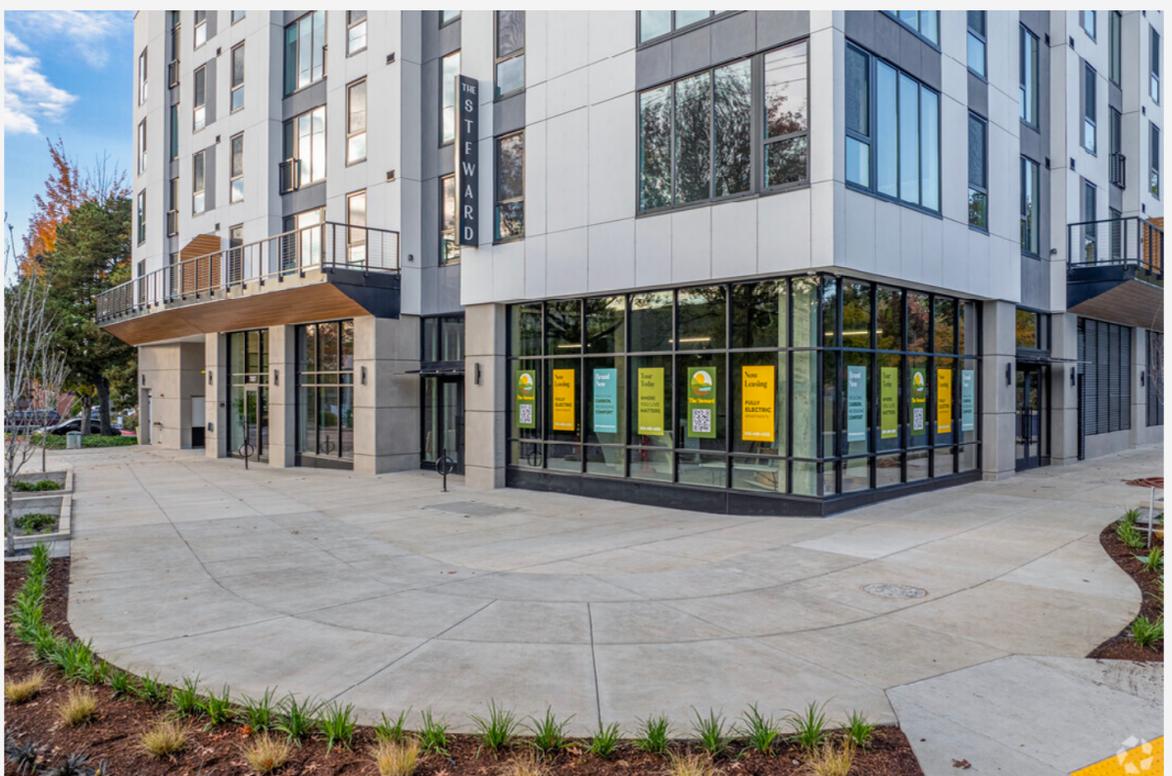
The Tigard City Council can check off one item on its to-do list: With the November opening of The Steward, a fully electric building with 55 apartments on top of a commercial ground floor, the city has made major inroads on one of the council's 2023-2025 goals of addressing the community's impact on the climate.

At the Oct. 28 ribbon-cutting ceremony, Mayor Heidi Lueb and Josh Daniels, who with his brother Brenner Daniels are the Principals at DIG Real Estate, cut the ribbon across the front of the five-story building.

Josh Daniels thanked their partners "and the City of Tigard, which was essential to the project." He added, "We are really excited to be here." Brenner Daniels added, "This is a big addition to the Tigard Triangle and the city's first (certified path to) net-zero building. You should clap for that."

Lueb noted, "This project embodies our vision of the Tigard Triangle as a walkable, vibrant community where people of all incomes can live, work, and play. Through Tigard's TIF (Tax Increment Financing) Agency's \$650,000 redevelopment-assistance grant and Systems Development Charges support, along with the city's Vertical Housing Development tax abatement, we've been able to bring this vision to life and support mixed-use, walkable neighborhoods."

The ribbon-cutting ceremony was about the only part of the event that was traditional. The Daniels led a group of people that included development partners, staff, city employees, media, Lueb and City Councilors Maureen Wolf and Yi-Kang Hu on a tour of the futuristic building. Through the lobby and up the elevator, the group was led into a large community room featuring a TV-viewing area with a huge L-shaped couch, a dining table and chairs, and a food-prep area with a pass-through window to an outside patio with an electric barbecue.



Starting at \$1,795 per month for a 584-square-foot studio to \$3,999 for a 1,335-square-foot three-bedroom/two-bathroom apartment, all the units include fast Wi-Fi and fiber internet plus Energy Star washers and dryers. The apartments also feature designer kitchens with Energy Star appliances and Kohler faucets in all units with induction cook-tops in most of them. There is also a secured parking garage with reserved, dedicated spaces, 75 percent of which are enabled for EV charging.

There are seven balcony apartments, and all the apartments share two enormous hot-water heaters plus a smaller one, which means more room in the apartments without individual heaters.

"The average size is 800 square feet," Josh Daniels said. "We wanted to provide a large footprint. The design is New York loft style with floor-to-ceiling windows." In the model apartment, he demonstrated a tilt-turn window that allows in fresh air.

"This building is so tight and so energy-efficient," he added. "This summer it was 74 degrees in here on hot days with no air conditioning."

Also, two of the apartments are ADA (Americans with Disabilities Act)-accessible; two are set aside for lower-income residents; some have niche work-spaces, and cats and dogs are allowed.

Josh Daniels added, "The sound-proofing is crazy," and Yi-Kang Hu offered for the councilors to jump up and down if someone wanted to check the noise level from the floor below.

One asset invisible to the tenants is The Steward's 103-kilowatt rooftop photovoltaic solar system that generates nearly all the energy needed to operate the building, which allows the building's electricity credit program to reduce or eliminate residents' electricity bills.

The Steward, which is now open and move-in ready, is located in Commerce Plaza at 7007 S.W. Hampton St.

For more information, call 503-459-4330 or visit bethesteward.com.





Crews are almost finished constructing The Steward – a five-story building in Tigard that has a rooftop solar array. (courtesy of DIG Real Estate)

All-electric mixed-use building nearly ready in Tigard

By: **Hilary Dorsey** // October 24, 2024 // **3 Minute Read**

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Construction of a five-story, fully electric development in the Tigard Triangle is set to wrap up this month.

The Steward, an 80,000-square-foot building, is being developed by **DIG Real Estate**, led by brothers Brenner and Josh Daniels. It will be located at 7007 S.W. Hampton St. There will be 55 apartments and a ground-floor commercial space that will be occupied by primary care physician Adama Diarra.

Josh Daniels declined to disclose the project cost. The team did receive a \$650,000 grant from the city of Tigard.

The project team includes architect **Leeb Architects**, civil engineer **Stantec**, structural engineer **KPFF**, landscape architect **simp.L**, and general contractor LMC Construction. DIG Tigard QOZB LLC is the owner, while DIG Real Estate is the sponsor.

“We’re told by **Energy Trust of Oregon** that this will be the first **Path to Net Zero** building on the west side of the Willamette River in the Portland-metro” (area), Josh Daniels said.

The Steward is expected to achieve net zero status soon after opening. DIG Real Estate partnered with Energy Trust of Oregon in the Path to Net Zero program, which is a way for architects and developers to pursue the 2030 Challenge. The project team also is targeting **Earth Advantage** gold certification.



“Buildings that use less energy mean lower bills for families and safe, more comfortable homes,” Energy Trust of Oregon marketing specialist Juliette Poff stated in a press release. “We’re glad to support DIG and other developers or organizations that want to bring the benefits of energy-efficiency and renewable energy to more Oregonians.”

Most of the energy needed to operate The Steward will be generated by a 103-kilowatt rooftop solar array. That will reduce residents’ electricity costs to negligible amounts, according to Josh Daniels.

DIG Real Estate performed a lot of energy modeling for the project, Josh Daniels said, and was told by Energy Trust of Oregon that The Steward will be 70 percent more energy efficient than other multifamily buildings opening in the Portland-metro area at this time, Josh Daniels said.

The building is expected to have good insulation. The R-values of the windows and the TPO (thermoplastic polyolefin) roofing are quite strong, Josh Daniels said. TPO roofing reflects heat, rather than absorbing it. The building will hold cool air better in the summer than it would otherwise, Josh Daniels said.

Amenities will include a secured parking garage with reserved spaces, indoor and outdoor community areas, kitchens with Energy Star appliances, Energy Star washers and dryers in all units, and ample natural light from tilt and turn windows and floor-to-ceiling windows in key living areas.

There will be a total of 62 parking spaces and approximately 75 percent of them will be enabled for electric vehicle (EV) charging. With that many chargers available, residents should be able to charge their vehicles overnight, Josh Daniels said.

Starting at \$1,795 per month, apartments will range from 584-square-foot studios to 1,335-square-foot three-bedroom units. There will be four studios, 36 one-bedroom units, 12 two-bedroom units, and three three-bedroom units. Designed to suit residents who work from home, apartments will have plentiful workspace and built-in USB ports, Josh Daniels said. Also, fiber internet will be available for an extra cost.

In some ways, a sustainable building can cost more to construct, Josh Daniels said, but it will cost less to operate over time.

“We made long-term investment decisions in the design of the building,” he said. “Many of those revolved around sustainability and energy efficiency.”

Leasing at The Steward is under way, Josh Daniels said. Residents are expected to begin moving into apartments next month.





The Steward

The Steward Sets a New Standard for Sustainable Living in Oregon

Tigard's First "Path to Net Zero" Building Nearing Completion

TIGARD, Ore. — One of Oregon's most sustainable multifamily developments will welcome residents and ground-floor commercial tenants this fall. [The Steward](#) is a fully electric, 55-unit multifamily development being developed by [DIG Real Estate](#) ("DIG") in the Tigard Triangle at 7007 SW Hampton St. Pre-leasing opportunities are available now.

"Creating a fully electric living experience at The Steward required us to think differently about this development," said Josh Daniels, Principal of DIG. "Initially, we focused on removing the property's carbon operating footprint, but we later found opportunities with our design and construction partners to ultimately deliver one of the most sustainable multifamily options in our market."

The Steward's 103 kilowatt rooftop photovoltaic solar system generates nearly all of the energy needed to operate the building, allowing The Steward's electricity credit program to reduce or eliminate residents' electricity bills. DIG partnered with Energy Trust of Oregon to work through its [Path to Net Zero](#) program and is expecting The Steward to achieve this status soon after opening (upon testing qualification).

"Buildings that use less energy mean lower bills for families and safe, more comfortable homes," said Juliette Poff, Marketing Specialist, Energy Trust of Oregon. "We're glad to support DIG and other developers or organizations that want to bring the benefits of energy-efficiency and renewable energy to more Oregonians."

75% of The Steward's parking spaces are enabled for electric vehicle (EV) charging, with one EV charging space available for three residences at The Steward on average. Newer multifamily properties will generally only offer an average of one EV charging space for 20 to 50 residences. "We know that EV and plug-in hybrid EV charging is a major challenge for residents in multifamily settings, and we wanted to present a better solution for the community at The Steward," said Brenner Daniels, Principal of DIG.

"After three years of watching DIG Real Estate work hard to bring Tigard's first Path to Net Zero building to life, I'm excited to see the impact The Steward will have, not just on our community, but on the planet as well," said Heidi Lueb, Mayor of Tigard. "We hope The Steward inspires residents and other developers to prioritize environmentally friendly practices, creating a healthier future for generations to come."

Starting at \$1,795 per month, apartments range from 584 square-foot studios to 1,335 square-foot three-bedroom units and will feature:



The Steward

- Designer kitchens with Energy Star appliances and Kohler faucets in all units and induction cooktops in select units.
- Ample natural light from tilt-turn windows, high ceilings and floor-to-ceiling windows in key living areas.
- Secured parking garage with reserved, dedicated spaces, 75% of which are enabled for EV charging.
- Indoor and outdoor community areas, along with pet-friendly policies.
- Fast Wi-Fi and fiber internet, along with provided Energy Star washers and dryers in all residences.
- Energy Trust of Oregon's Path to Net Zero achievement (pending) and Earth Advantage Gold certification.

The public can visit bethesteward.com or call (503) 459-4330 for more information or to schedule a tour. An open house will be offered to the public on November 2 between 1 - 5 p.m.

About DIG Real Estate

[DIG Real Estate](#) has sponsored the development and acquisition of residential and commercial real estate assets in the Pacific Northwest since 2016. The firm's principals have led the development of nearly 4,000 units of multifamily housing in key Oregon and Washington markets. Sustainable development and redevelopment as well as affordable housing are core values of DIG's work.

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