



THE SLATE BRINGS NATURAL GAS HOME TO MULTIFAMILY

Design innovations save builder materials and money

New Construction: The Slate on Block 75

NE 3rd Ave. and NE Couch St.,
Portland, OR

Completion date: Summer 2016

Equipment Installed:

75 individually metered units
with natural gas cooktops

Common-area heat

Gas-fired central boiler for
domestic hot water

Gas heating for commercial and
retail space

NW Natural Contributions:

\$30,000 in savings (\$400
per unit)

Engineering and technical
support

Up to \$5,000 in marketing and
promotion for building opening

The Slate, a 10-story live/work building designed for Portland's innovators and young creatives, includes office and retail space on the lower levels, and 75 residential units on the floors above.

Studio, one-bedroom and two-bedroom apartments offer in-demand amenities: dramatic skyline views, easy access to downtown and the waterfront, and the precision and reliability of natural gas cooktops in every unit.

The Challenge

Until now, developers have had just two options for upgrading mixed-use residential projects with natural gas systems and appliances:

- One outdoor commercial meter. Though less expensive than individual meters, this left the building owner responsible for billing tenants for their gas usage. Tenants meanwhile had no way of knowing how much gas they actually used, and no incentive to conserve it.
- Indoor meters in every unit. This meant complying with strict venting and installation regulations, and increased materials and space required, making most projects cost-prohibitive.

As a result, multifamily developments often lack the natural gas amenities of single family residential housing.

“ In this competitive market, developers and renters seek out those amenities that set a project apart. NW Natural's engineering team came up with creative design solutions that let us upgrade our units to natural gas cooktops while still meeting our price points.

Mark Vuong, The Slate's project manager



NW Natural®



For cooking, heating and ambience, nothing beats the comfort, safety and affordability of clean-burning natural gas. And with new products by top manufacturers designed with multifamily in mind, there has never been a better time to add natural gas service into your mixed-use project.

Multifamily Design Solution

NW Natural engineers devised an innovative approach that costs less to install, tracks usage by unit and improves system safety and control.

- Siting a single regulator outside the building eliminates the venting required when regulators are installed indoors.
- Lower pressure (2 psi) extended service lines run from the regulator to “meter closets” on each level. Housing individual meters together by floor reduces the amount of housepiping needed.
- Distributed design enables a precision response in the event of scheduled or unscheduled maintenance. Gas can be shut off to a single apartment or floor, rather than having to shut down the entire building.
- Technicians can access and service company equipment without disrupting tenants.

Ready to upgrade to natural gas?

Our multifamily project team will advise you on the amenities best suited for your project and budget. Using our proprietary renter-preference simulator, we'll quantify the renter premium of your gas configuration. And our engineers will work with your building team every step of the way.

Let NW Natural help take your project to the next level:

- Financial incentives up to \$750 per unit*
- Technical and engineering assistance
- Promotional support for your project's grand opening

Connect with our multifamily account manager:

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Or visit us online at nwnatural.com/multifamily.

*Limited incentives available and distributed on a first come, first served basis.