

# ARCHITECTURAL LEADERS SHARE THEIR VIEWS

CASCADE BUSINESS NEWS

TOP COMMERCIAL PROJECTS  
CONSTRUCTION/REAL ESTATE REPORT 2005

Chad Phillips

## COMMERCIAL DESIGN DIRECTION

I am in strong support of mixed-use development. The synergy between different uses adds to the richness of our architectural and cultural experience. As our population continues to increase here in Central Oregon, we, as planners and architects, will enjoy the opportunity of designing a city where the sum of the parts is exponentially greater than our recent stand-alone model. We at Phillips Architecture & Planning are constantly designing a positive relationship between street side pedestrians and our building facades. This positive connection allows the facades to offer many different uses to the public over many decades to come.

## BUILDING PRACTICES

This is the heart and soul of why I pursued the field of architecture and planning. We always strive to innovate our field in designing, patenting and encouraging "sustainable" planning and architecture. We have coined this as "Ecotecture," and strongly believe that what we do today

has an impact on tomorrow. Leading by example is the greatest gift to future generations and we as architects and planners have a great opportunity to educate our current clients and contractors.

## CHALLENGES

Mixed-use projects will challenge the codes more so than singular use buildings. We have found that well planned projects are strongly supported by our code and city officials. We thank them for their professionalism in helping us achieve the leading edge in architecture and planning.

## HOTTEST COMMERCIAL PROJECTS

Without a doubt, the Plaza Condominium project in the Old Mill District of Bend. This project places pedestrians and their activity well above the automobile, while offering many indoor common amenities. It also offers a common courtyard with green and hardscape areas over the secured parking garage below. This courtyard is achieved by "Green Roof" construction, which is at the leading edge of architecture in the United States. We are honored to be a part of the leading "green" project in Central Oregon.



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## CODE & DEVELOPMENT

To help the City of Bend's Planners intentions, as well as ours in the architectural community, achieve "sustainable design incentives" the public can strongly encourage by letters and phone calls to our city officials to model our Incentive Planning Codes for sustainable planning after those of Chicago, Illinois; Portland, Oregon and Stuttgart, Germany's planning policies.

Two years after Chicago has implemented their codes they have greatly improved the livability of their city. Stuttgart, Germany has exemplified these policies and built environmentally sound projects over the past 12 years. Central Oregon is a gem and we can help her remain so with such positive incentives for developers, contractors, architects and planners.

### Support Contacts:

Tom Liptan, City of Portland, Bureau of Environmental Services & Portland Ecoroofs Vision  
Mayor Bill Friedman, City of Bend, Bend, OR  
Brian Shetterly, Planning Manager, City of Bend, Bend, OR