



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.

