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"Over the next ten years, architecture will hold more consequence than at any time in history," says Tony Layne, Co-Director of Perkins+Will's Sustainable Design Initiative. "Because buildings hold significant influence in the outcome of our climate and health it creates an enormous opportunity. As design professionals, we have a responsibility to our shared collective future."

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Conjoining The Community

Path America's Pagoda Village Progresses In Washington State

High end residential tenants, local business owners, small-crop farmers and even business professionals are all the target market for Pagoda Village, a conceptually rich, mixed-use establishment in Everett, Washington. Designed to support varied tenant needs, from retail to residential, a hotel and even a commercial community kitchen, this development is immersed in the strong culture of the region. At the center of it all, a farmers' market acts as the cohesive social hub to join everything together.

The first of many to come, Pagoda Village is the creation of Path America, formerly Dargey Enterprises, a U.S. Immigration Approved Regional Center that has many deep-rooted values centering on collective space and a community environment.

"This is a one-of-a-kind project" says Lobsang Dargey, President and Founder of Path America. "This project is a foothold for the rest of the U.S. What we're doing is pairing a farmers' market with an outlet for local distribution, and attaching a residential and hotel component that makes everything very accessible."

Path America

PRESIDENT AND
FOUNDER
Lobsang Dargey

LOCATION
Everett, Washington

Once completed in 2014, Pagoda Village will cover approximately 60,000-square-feet and be a model for future developments. Space within the development will be allocated proportionally to create the communal model Path America has envisioned. The development will also feature a 110-room hotel, and a 220-unit apartment complex with over 400 total parking spaces.



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but because there is a residential aspect to this and we're striving for LEED Silver, there are more innovations taking place

-Joanna -Lobsang Dargey

Although future models may deviate from this layout depending on tenant requirements, the one constant across all future developments will be the farmers' market. The market will be open year-round and covers an impressive 55,000 square feet of retail space.

"Fundamentally, over the last 10 years that I've been developing, I've seen that mixed environments are the future of the young workforce," Dargey says. "People want convenience within a relatable environment. The key concept for Pagoda Village is that someone can go downstairs from where they live to get organic fresh food and products. With future editions of Pagoda Village, we'll be looking at this aspect more."

ABOVE AND BEYOND LEED

The focus on creating a bountiful environment within Pagoda Village takes shape through Path America's emphasis on striving for LEED Silver certification. The company has also gone to great lengths to ensure the project is clearly defined as a sustainable venture, with a focus on the long term.

"We typically do a Built Green product, but because there is a residential aspect to this and we're striving for LEED Silver, there are more innovations taking place," says Dargey. "Within the 220-unit apartments, we're utilizing LED lights, Energy Star appliances and rooftop gar-

dens, which add to the overall farmers' market theme of this development."

Perhaps one of the biggest investments of time and effort is the site preparation phase of the project. Path America is undertaking the hefty task of diverting old materials to reduce the overall carbon footprint of the process. This includes crushing and reusing on site the asphalt parking lots and concrete buildings. Metals and wood materials found in the buildings to be demolished will also be ground up and re-used around the world. Also, most of our team is experienced when it comes to LEED-certified building, which gives us a good foundation for this kind of LEED oriented design."

In 2011, we completed Potala Village, a 108 unit mixed use project that has 15,000 square feet of retail space and below ground parking. The project was constructed to Built Green Three Star standards and is currently 97 percent occupied. This project won the 2011 Excellence In Construction Award for the multi-family construction category. With an eye on eco-friendly living, Path America hopes to encourage future tenants to adopt sustainability in their own lives.

BUILDING AROUND NEEDS

Although still at least a year and a half from completion, the commercial space Pagoda Village will offer is already 100 percent leased. Be-

cause Path America has chosen to build based on the needs of those interested in becoming a part of the community atmosphere, innovations will already be in place when the site hosts its first residents.

Using this approach, the developer has already begun work on a series of amenities that are simple, yet meet contemporary demands. Within the shared space of Pagoda Village, users will enjoy a sizeable yoga studio, an exercise room and a large public kitchen. The floor plan includes a common area featuring a fireplace and a conference room for private meetings and events.

"Our goal is to provide much needed market space and distribution services for the local farmers," says Dargey. "Emphasis on the huge farmers' market and the community kitchen portions of this project cannot be understated. We're not filling the space with big franchises and chain retailers, yet we have close to 160 vendors. Our demographic targets those who

are not always afforded space, yet have something to offer people in this setting."

A MODEL FOR THE FUTURE

Pagoda Village will be not only the testing ground for the mixed-use concept of a communal site but also the groundwork for a series of developments to follow. With the framework of this initial project transplanted into communities across the United States, Path America is already looking at opportunities that will allow it to expand its model rapidly.

"We are looking at adding another edition of Pagoda Village in King County, Washington, and at least three or four more in the next couple of years," says Dargey. "We plan to have 200 to 250 residential units at each of these projects. We will learn and create new ideas so that each project will be better than the last. We know this already—people love farmers' markets, where they can go to buy and eat fresh products." ■

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