

Franklin Crossing

BEND, OREGON

Services

MEP Engineering
Fire/Life Safety

FAST FACTS

Architect

Steele Associates Architects

General Contractor

Kirby Nagelhout
Construction Co.

Completion

September 2006

Building Size

130,000 sf

Project Cost

\$13.9 million

Contact

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Expected to be the most prominent mixed-use building in Bend, Oregon, Franklin Crossing stretches to the available 70-foot height limit. The structure is at once unique yet melds with the character of the high desert town. Interface contributed electrical, mechanical and fire/life safety design services to the five-story edifice with a first-to-second floor escalator and an atrium spanning the entire central space from ground to fifth floor, offering energy-saving daylighting.

As attractive and light-giving as atriums are, they can encourage trouble if a fire ever breaks out. Similar to the stack effect of an elevator shaft, the atrium's vertical dynamic at once gives the fire's smoke a place to go. However, if the smoke finds

no outlet at the top, after rising due to its buoyancy, it starts to fill the entire space, then enters the rooms facing the atrium. Addressing this common atrium characteristic, Interface's fire/life safety designers used smoke-spread time and people movement analysis to determine the proper size, type and rate-of-speed of exhaust fans mounted on the rooftop. Maintaining a balance of exhausting the smoke without fanning the fire results in providing enough clear air available, for a long enough time, so occupants will make correct decisions and leave the building in an expeditious way.



The first building in Bend with a subterranean parking garage, it also boasts eight high-end custom condominiums on the fifth floor and is heavily landscaped at the third and fifth floors.