Amberglen South is a ten-building apartment complex that is located within Hillsboro’s Amberglen Business Park, a master-planned community with a diverse mix of suburban office, multifamily, and hospitality. The 7.9-acre parcel will be divided into four development pads, bisected by new public road extensions. The two westernmost pads will contain 352 market-rate apartments within two six-story podium buildings with two levels of structured parking. The C-shaped buildings will include elevated exterior courtyards at level-2 on both blocks. Katerra collaborated with partner architect JDA to provide three buildings on the site, the first to be built with Katerra-manufactured CLT.
Mass Timber & CLT

The Amberglen South project highlights CLT’s design and engineering advantages and demonstrates how those advantages translate into more desirable living spaces in the residential market. Exposed CLT and mass timber within the living units are aesthetically pleasing as finish materials, and also allow for improved floor-to-ceiling height, making more efficient use of the available space. Katerra assisted in the mass timber design and engineering, component design, construction planning, and installation. These are podium projects, with CLT utilized as the floor slabs and roof structures, along with glulam beams. In addition to offering environmental, safety, and thermal performance advantages, CLT construction also reduced structural loads and increased build efficiency when compared to concrete and steel.

Katerra’s design process involved high levels of 3D modeling and coordination with manufacturing. The CLT panels are currently being manufactured in Katerra’s Spokane Valley factory.