

## **Multi-Housing News Online**

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### **TEAM AIMS TO BUILD WORLD'S HIGHEST-RATED, LEED-CERTIFIED COMPLEX**

JULY 11, 2007 -- Independence, Ore. -- The design and development team for Independence Station, a \$15-million mixed-use development in downtown Independence, Ore., recently signed a Declaration of Energy Independence during the recent 18th annual Energy Efficiency Forum in Washington, D.C.

The project team hopes that upon completion, the community—which includes condominiums as well as retail, office and warehouse space—will achieve the world's highest rating from the U.S. Green Building Council's (USGBC) LEED (Leadership in Energy and Environmental Design) program. The team includes Aledia Development, owner and developer; Johnson Controls, general contractor and project manager; and Ankrom Moisan Associated Architects, architect of record.

Melissa Fryback of Aledia Development tells MHN that the project is currently under construction and the team expects that it will be completed by winter 2008. The community will include 17 condominiums.

The Declaration of Energy Independence is a ceremonial agreement that acknowledges the 57,000-sq.-ft. project's commitment to use only renewable sources of energy, primarily solar power and bio-fuels. The document was also signed by Christine Ervin, former head of USGBC, who presented at the Energy Efficiency Forum.

The signed document will be put on permanent display at Independence Station, the largest single project ever built in the historic downtown district. The project is slated for completion in 2008, and is designed to achieve between 64 and 66 LEED points.

Among the project's sustainable design components are harvesting and re-use of rain water; green roofs on decks; bio-fuelled, co-generation system with thermal storage; solar heating; radiant floor heating and cooling systems in residential units; day-lighting design, filtered water and air, and high-speed Internet connections. The project team will use recycled and reclaimed building materials and components, low VOC paints and adhesives, and rapidly renewable resources. The anticipated annual utility costs on the project will be 92-percent less than a typical code-compliant building of this size and type.

Designed in the spirit of "retro-futurism," Independence Station ties into the look and feel of the existing architecture of historic downtown Independence, while embodying modern advances in design aesthetics. Traditional brick masonry walls will step back to reveal modern glass storefronts and metal systems to give the building a sophisticated and clean look.

Independence Station will feature one- and two-bedroom condos ranging from the \$250,000s to the \$700,000s.