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INDEPENDENCE STATION DESIGNERS HAVE GREEN AMBITIONS

July 11, 2007 -- Independence Station, a \$15 million, 57,000 square-foot, mixed-use development across from city hall on Monmouth Street in Independence, is scheduled to see onsite construction resume this month with completion estimated near the end of 2008, said developer Steven Ribeiro.

Meanwhile, the design and development team for the station signed a Declaration of Energy Independence during the 18th annual Energy Efficiency Forum in Washington, D.C.

Ribeiro said developers have recently worked through engineering and civic issues, including permits and aesthetic concerns discussed with the Independence Historical Society. The next phase of the project involves sealing the building, which includes installing the roof, window systems and brick front.

"I was hoping that we would be out there last week," Ribeiro said on July 3. He said much of the construction work has been ongoing offsite with preparation of the materials, including a unique window system coming in from Westview Products in Dallas and some detailed mechanical components, including chillers, compressors and a co-generation system that provides heat and energy sources when it's cloudy.

"We have our full package to seal the building up, which is our next push," he said. "We don't want to leave a single possible LEED Point on the table."

By design, the building is billed to be one of the most energy and environmentally sound structures in the world, generating its own electricity and heat with vegetable oil fuel, while also capturing rainwater for use. It's being built with all recycled, nontoxic materials.

The Declaration is a ceremonial agreement that acknowledges Independence Station's commitment to use only renewable sources of energy, primarily solar power and bio-fuels. The document also was signed by Christine Ervin, former head of the U.S. Green Building Council, who presented it at the Energy Efficiency Forum.

The signed document will be put on permanent display at the building, which is reportedly the largest single project ever built in the Historic downtown district.

The U.S. Green Building Council certifies buildings through a program called LEED, which stands for Leadership in Energy and Environmental Design. The rating system is based on a total of 69 points that address water use, energy efficiency, construction-waste management, building materials, site selection and others.

The highest rating category is platinum, which is attained with 52 to 69 points. According to the U.S. Green Building Council, only one building in Oregon carries a platinum rating: the Oregon National Guard Annex in



Portland. Independence Station designers hope to be the next and to earn the highest green rating of any building nationwide.

Ribeiro also hopes the building will serve as an example, and that constructing it in Independence will further the notion that green-thinking standards are attainable in small-town America.

"We're darned excited: It's quite a deal as far as holding the world's highest green rating," he said. "There are (other) LEED platinum buildings in the world, but none with this high of a count.

"It's easy to say you are green, but to actually go through the verifications and certifications and the whole (process) is a different story."

The U.S. Green Building Council notes that there are currently 52 buildings registered with green ratings in Oregon, most ranging in classification from Certified to Gold. If successful, Independence Station would be one of just 38 Platinum rated structures nationwide.

Classified green buildings in the area include Stoller Winery in Dayton and the North Mall Office Building in Salem, both with Gold ratings. Marion County Courthouse has a Bronze rating while the Bob and Pat Straub Environmental Learning Center and the Salmon Run Mixed-use Building are both Certified..

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