

221 MOLALLA CASE STUDY

USGBC LEED Certification: Gold

Project Overview

- Size: 36,000 square feet
- Location: Oregon City, Oregon
- Completion date: October 2006
- Green Building Strategies

Redevelopment of existing building in a reemerging area of town

Native and drought tolerant plantings require no irrigation system once established

Operable windows and improved thermal comfort

38% more energy efficient and 40% more water efficient than code translate to immediate tenant cost savings.

95% building reuse to minimize virgin material use

Five, six-foot salmon, made from glulam beams and sheet metal salvaged during construction, gracing the bio-swale and patio

Located adjacent to a major bus line for easy public transportation access

Bioswale in parking lot to cleanse the stormwater runoff

Integration of daylighting, lighting controls and views to the outdoors

Bike parking and shower facilities enable employees to bike to work

Formaldehyde-free cabinets and finishes to reduce off-gassing for improved air quality



221 Molalla is a mixed-use retail and office complex located in an area of Oregon City undergoing a revitalization. Originally built in 1980 as a lumber yard, the building's project team has converted the warehouse into a two-story office and retail space. The lumber yard itself has been turned into an inviting outdoor plaza graced by artworks created from materials salvaged from the building. Attractive and drought tolerant landscaping also serves as a bio-swale for storm water runoff.

Keeping construction waste out of the county landfill was a significant goal for the project. In fact the construction team reused or recycled over 95% of the construction waste, or roughly 26,000 pounds of debris. A detailed waste management plan called for materials such as asphalt to be ground into base rock, excess carpet to be sent back to the manufacturer (to be used to make new carpet) and plastic buckets to either be recycled or offered to employees.

Notably 221 Molalla is the first privately developed LEED Certified Gold building in Clackamas County, Oregon.

The return of the salmon to the Northwest rivers is an annual event that continues to amaze and delight, despite the obstacles and dangers they encounter from man and nature. One of the best things we can do to help them is to ensure clean rivers and bio-swales. Bio-swales are a great way to filter and slow run off from buildings and parking lots, resulting in a healthier watershed. At 221 Molalla local sculptor Ivan Mclean reused parts from the re-modeling process to create five large salmon swimming through the landscaped bio-swale. These sculptures bring a bit of whimsy to the project, as well as remind people of the importance of clean rivers and our responsibility to use resources wisely.

Team

- Developer/Building owner: Redside Development
- Architect: Ankrom Moisan Associated Architects
- Contractor: Fortis Construction
- Green Building Consulting: Green Building Services, Inc.
- Civil Engineer: Harper Houf Peterson Righellis
- Lighting Design: Cochran Broadway
- Commissioning Agent: BEA Consulting
- Landscape Architect: Viridian Environmental Design