



For Immediate Release
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REDSIDE DEVELOPMENT BRINGS ANOTHER HISTORIC FIRST TO OREGON CITY

**The plans call for recycling 95 percent of construction waste,
including asphalt, insulation, metal siding, and plastic pipe**

OREGON CITY, Ore. (June 13, 2006) — Redside Development is adding yet another first to the annals of Oregon City history. The local firm is transforming—according to strict, internationally used “green” building standards—an old lumber yard at 221 Molalla into a polished mixed use retail-commercial complex. When completed in November 2006, the 36,000-square-foot retail complex at Pearl Street will be the county’s first privately developed LEED®-certified building.

“A project of this scale and quality is exactly what we hoped would follow the City’s investment in re- inventing Molalla Avenue and Seventh Street,” comments Oregon City Mayor Alice Norris. “We applaud Redside’s commitment to green building standards. 221 Molalla will be a catalyst for continued upgrades in the area and an anchor for new restaurants, retail opportunities and neighborhood services.”

Developed by the U.S. Green Building Council, LEED (Leadership in Energy and Environmental Design) is a voluntary standards and certification program that defines high-performance green buildings that are more environmentally responsible, healthier and more profitable. The LEED standard has been adopted nationwide by both the public and private sectors, including Clackamas County. Several new county buildings have been constructed according to LEED guidelines.

“Getting a building LEED-certified takes a lot of effort,” says Garrin Royer, principal of Redside Development, adding that 221 Molalla is on track to receive a LEED “Gold” rating, the second highest of four levels.

Keeping construction waste out of the county landfill represents a big piece of the certification process, he says, adding, “We are on track to reuse or recycle over 95 percent of construction waste.”

Finding ways to renew, reuse or recycle nearly all of the debris on a project that will generate 26,000 pounds of waste is no mean feat, observes Susan Ziolk, Waste Reduction Coordinator, Community Environment Division for Clackamas County. “It takes a commitment to spend more time upfront on planning and a little more time working with subcontractors to do that,” she says. “Redside is really setting an example of how to deal effectively with construction waste in a way that really supports sustainability.”

Redside, the construction contractor and subcontractors, and architect are working together to realize a detailed waste management plan that calls for asphalt to be ground into base rock, excess

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PO Box 42310 ▪ Portland, OR 97242-0310 ▪ T: 503.239.2000 ▪ www.redsidecre.com

carpet to be sent back to the manufacturer to be used to make new carpet, and plastic buckets to be either recycled or offered to employees, for example.

Most of the building's metal siding will be reinstalled, and the more grizzled pieces will be born anew as window canopies and fish scales on five six-foot long salmon carved from old beams by Portland artist Ivan McLean. The fish will school in front of the building's large outdoor patio.

The building's other green features include:

- High-efficiency heating, cooling, and lighting systems with occupancy sensors will use 38% less energy than code requirements;
- Formaldehyde-free cabinets, windows that open, and finishes with low levels of off-gassing by volatile organic compounds (VOC) will improve air quality;
- Storm water will be filtered on site, thanks to a large bioswale of native plants that will also be an attractive landscape centerpiece (and home to the carved salmon).

Redside Development is working with Ryan Miyahira of Ankrom Moison Associated Architects, Fortis Construction, and Green Building Services, three organizations noted for their experience and expertise in "green" buildings. "Each often works on larger projects," says Daniel McGinley, the other principal of Redside. "We're working together to show how LEED certification makes as much sense for a \$6 million project as it does for a \$60 million project.

"I'd like to see what we're doing here ultimately be the way it's always done," he says.

This is the second "green" building in Oregon City to be redeveloped by Royer and McGinley. In 2005, the pair renovated 900 Main, the former Clackamas County Commissioners Building in downtown. The project is the first redevelopment in the state to receive Energy Trust of Oregon funding incentives for using a high efficiency, closed loop, water-cooled HVAC system.

About Redside

Redside is a real estate investment and services firm best known for its environmental stewardship, innovative abilities and agile services. Redside acquires, develops and manages commercial and multi-family assets with specific expertise in high-performing, energy-efficient buildings.

