

VIRIDIAN PLACE



Photo Credit: Richard H. Strode, Strode Photographic, LLC

FLOOR SPACE: 15,300 ft²
BUDGET: \$2 million (\$130/ft²)
CONSTRUCTION DATES: 1999-2000

OWNER/DEVELOPER: RTJ Partnership
ARCHITECT: Thompson Vaivoda & Associates, Inc.
GENERAL CONTRACTOR: Blazer Development
MECHANICAL AND ELECTRICAL ENGINEER: Glumac International
STRUCTURAL ENGINEER: KPFF Consulting Engineers
ELECTRICAL CONTRACTOR: Bear Electric
MECHANICAL CONTRACTOR: Oregon Comfort Heating
EARTH ADVANTAGE CONSULTANT: Portland General Electric
LANDSCAPE ARCHITECT: Terra Sol Landscape
ENERGY ANALYSIS: Hatten/Johnson Associates

PROJECT NOTES

SITE AND WATER

- **Orientation:** Building arranged with windows on north and south side for optimal daylight exposure.
- **Water:** Low-flow plumbing fixtures use 20% less water than standard systems.
- **Landscaping:** Site landscaped with native plants needing minimal, if any, irrigation or pesticides.

ENERGY AND ATMOSPHERE

- **Energy:** Consumes 40% less energy than ASHRAE standards.
- **Lighting:** Interior lights controlled with daylight dimming and occupancy sensors; parking lot lighting powered by photovoltaic cells.
- **HVAC:** Efficient HVAC system linked to occupancy sensors conserves energy; high-performance window glazing and high-grade insulation minimize climate-control costs.

MATERIALS AND RESOURCES

- **New materials:** Used locally manufactured, harvested and manufactured materials.
- **Wood:** FSC-certified lumber used for decking and finger-jointed laminate beams.
- **Recycling:** Used recycled-content building products, including asphalt, paint, ceiling tiles, toilet and shower stalls, steel studs, hardwood flooring and interior tile.

INDOOR ENVIRONMENTAL QUALITY

- **Air quality:** Low-toxicity paint, wood stains, flooring and carpet adhesives guarantee safer environment.
- **Lighting:** Large windows and open ceilings bring natural light deep into interior of building.
- **Ventilation:** High-efficiency indoor air ventilation system keeps fresh air moving throughout.

In December of 2001, a building in the Pacific Northwest was the first on the West Coast to achieve certification through the Leadership in Energy and Environmental Design program. The honor, granted by the U.S. Green Building Council, was bestowed upon Viridian Place, a striking office building and showroom overlooking I-5 in Lake Oswego. The recipients of this coveted first regional certification were proud of the hard-earned achievement, yet the designation felt well deserved considering the significant commitment to green building that went into every step of the project.



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The building's main tenant, the Neil Kelley Company, uses the showroom to display state-of-the-art energy conservation methods and resource-efficient building products and techniques. In a way, the entire building is a showroom. The building's energy-efficient design and features are paving the way for similar projects in the region, proving that the higher-cost hurdles of going green can be overcome and can ultimately promote the overall health of the building, tenants and the surrounding community.

GOING THE DISTANCE

The owners of Viridian Place made significant sacrifices on their way to operating the first building to receive such an official honor for green building. While many green buildings have been built at cost savings through extensive recycling and salvaging of materials, the owners estimate that the building costs about 15% more than a conventional project of similar size.

Of course, the extra costs are far from wasted. This sticker-shock-inducing price tag doesn't take into account the tens-of-thousands of dollars the building has already earned in tax-incentive credits and reduced utilities costs.

REAPING THE REWARDS

On top of the direct benefits of energy savings, the building owners and tenants have been the recipients of praise from industry and civic leaders regionally and nationally, leading to increased attention and increased business.

In addition, the building's high-performance ventilation system and effective day-lighting simply feels better. And the high-quality wood used throughout the building is certified—guaranteed to come from well-managed forests. Occupants and guests can enjoy their physical comfort—which is immediately noticeable over conventional office spaces—while also having the peace of mind that comes from knowing they're not having an adverse effect on the surrounding environment simply by carrying out their day-to-day activities.

AWARDS AND HONORS

2001 CERTIFICATION, LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN, U.S. GREEN BUILDING COUNCIL

2001 CERTIFICATION, EARTH ADVANTAGE GOLD STANDARD, PORTLAND GENERAL ELECTRIC

CASE STUDY SPONSORED BY:

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