

Green Business, Green Community, Great Living

By Beth Casper

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At Pringle Creek Community, sustainable practices are constantly evolving.

"We have the flexibility to consider ourselves a living laboratory," said Pringle Creek's community manager Jane Poznar. "We have the ethic of always trying something new, developing new strategies and seeing what might work, and then learning from our mistakes."

So far, the development has seen much success: The 32-acre site, where 130 homes are planned, incorporates green space, community activities and environmentally friendly practices. Each of the 11 homes constructed on site so far are LEED Gold or Platinum, the highest green building standards in the industry.

At the center of the Pringle Creek Community is Painter's Hall: a spacious, inviting

community center, office, meeting space and event venue.

"It is the heart of Pringle Creek," Poznar said. "It is where we come together as a community. We come here to celebrate, recreate and learn."

Painter's Hall was the 100th business to earn EarthWISE certification through Marion County's innovative green business program in 2010. It also earned the highest green building certification possible: LEED Platinum.

Painter's Hall serves many more people than the 13 people who live at Pringle Creek. In 2014 alone, Painter's Hall hosted 215 meetings—everything from yoga classes and watershed council meetings to a dinner series and private parties.

Meeting attendees not only see a green building when they are in Painter's Hall, but they are exposed to green practices. Paint-

er's Hall has a zero-waste policy. Single-use disposable items, such as plastic water bottles, paper plates or plastic utensils, are prohibited from being used in the building during events and activities. All of the serving ware, dishes, napkins, and silverware are reusable and available for use for up to 120 guests, then sanitized on site with a commercial dishwasher.

"I think that has been wildly successful," Poznar said. "The exposure that we've been able to get to community members who then take that idea to their own homes is incredible."

For the folks who manage Painter's Hall as well as the people who live at Pringle, zero-waste practices

are made easier by the centralized recycling and composting programs. All kitchen waste is brought to an area by the greenhouses, run through a garbage disposal and added to composters. Since the start of the Dirt Works program in 2013, close to 3,500 pounds of kitchen waste has been composted—and so not sent to a landfill or composted at an off-site facility.

The recycling and garbage pick-up is also centralized to reduce the number of trucks driving to Pringle Creek every week. A garbage truck hauls waste once a week and the recycling truck comes once every two weeks. Each household has saved 60 percent on their garbage and recycling fees.

Potential Pringle Creek home buyers are certainly interested in the easy recycling and composting practices, but some are also looking to minimizing their own space—to reduce their belongings and the amount of time they spend cleaning.

Pringle Creek Community is responding to that demand for smaller homes.

"They are more energy efficient and equipped with solar," Poznar said. "We are recognizing that people are looking for something smaller—they just don't need 3,000 square feet to clean and take care of."

A small home at Pringle will be about 800-square feet with two bedrooms and one or one-and-a-half bathrooms. Pringle Creek Community is also tapping into a growing trend for accessory dwelling units—a small structure behind the main home that can be used as a guest room or mother-in-law house.

"People want a smaller footprint with access to green space and open space," said Kerry Fox, the event and outreach coordinator at Pringle Creek Community. "They want a greater sense of community. They realize they don't need as much interior space and their home doesn't need to use as much energy to function."

The draw of Pringle Creek's green space is that it offers something for everyone: space to walk, a babbling creek, old oak trees, garden space and greenhouses, chickens, honeybees and a variety of wildlife.

The open space is also the place where people can see the evolution of Pringle Creek's sustainable practices most directly.

"In our garden practices, we've tried all sorts of mechanical weed controls and organic holistic controls—from barrier cloths and cutting to spraying with vinegar," said Poznar. "We are using integrated pest management—praying mantises and ladybugs—in the glass houses. ... It has been successful. We have

to keep at it; it is not something we can walk away from."

The 32-acre site offers enough land for people to find space for themselves, but it also offers many places to gather and build community.

"If you know your neighbors, there are people available to help you," Fox said. "It is a subtle thing but it builds strength and resilience for each individual person. We are creating a more resilient community."

Pringle Creek Community dwellers are not the only beneficiaries—by opening the community to events for the general public, everyone benefits.

"That is how we hope to serve as a model for the greater community—to encourage people throughout the community to get more engaged and involved with their neighbors," Fox said.

For more information about the EarthWISE program, go to www.mcEarthWISE.net or call 503-365-3188.

Rich Duncan Construction Awards And New Team Members



Rich Duncan and Dawn Killough

Rich Duncan Construction is pleased to announce the addition of Ken Pappas, Project Superintendent to our team. Ken brings many years of construction experience and lead carpenter skills to enhance the services we provide to our clients.

We would like to take a moment and congratulate Dawn Killough, she was recently honored by Region 9 of the National Association of Women In Construction (NAWIC) as their Future Leader for 2015. Region 9 encompasses Oregon, Washington, Idaho, Montana, and Alaska. The Future Leader award recognizes a member in their first two years of membership who actively participates in chapter, regional, and national activities.

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Ken Pappas, Duncan Construction Project Superintendent



Pringle Creek Community's "Painter's Hall"

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