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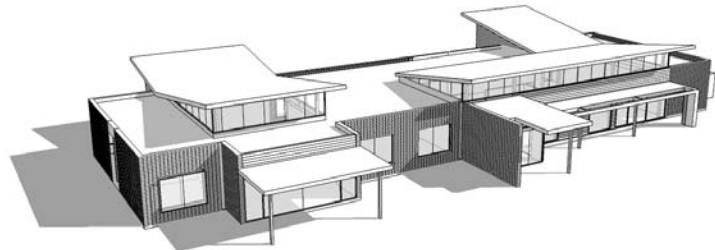
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GOING GREEN/ TERRAGREEN

—Additional reporting by G.H.

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Native Springfield architect Matthew Hufft, now of Kansas City, is a major designer of the TerraGreen office complex, which is being built near Springfield Catholic High School on the east side of town.



Commercial real-estate broker Rob Murray is developing the project to headquarter his company and house professional firms such as dentistry, an engineering firm and others. The goal is not to compete with other local developers. "The tack we're taking is to show how Class A office buildings can be designed in a LEED-certifiable way without spending any more than in a typical office," says Murray, referring to the national Leadership in Energy Efficient Design standards. Part of making the buildings sustainable is using a "clearstory" of windows to cut down on electric light use (above).

"Thirty percent of the electric bill comes from lighting in a typical office," Murray explains. Other amenities: indoor/outdoor meeting space, a clean-water detention canal, park space, natural air circulation and individual thermostats for each station, so employees work, instead of complaining how hot or cold it is in the office.