

# Green Business Center is Ready to Sprout

GREEN EXCHANGE: FROM UNDERWEAR TO ECO-CARE

**A**s you approach the imposing building on Diversey Avenue in Chicago, you can't help but think about its history. The Chicago landmark was built in 1913 as an underwear factory. Then from 1960 to 2005, it was home to the Frederick Cooper Lamp Company, which produced elegant lamps. Now the vacant four-story structure next to the Kennedy Expressway is about to make history once again as home to Green Exchange.

When the first tenants start moving in by late 2008, Green Exchange will be the first business community in the U.S. committed to environmental sustainability, profit and positive social impact. It will be big, too. The 270,000-square-foot redevelopment will have 80,000 square feet of retail/showroom space on the first and second floors, and 120,000 square feet of office space on the third and fourth floors.

## ONE-STOP GREEN SHOPPING

The purpose of Green Exchange is to create convenient one-stop shopping for all of a customer's eco-related needs. "Green Exchange is a way to help make the decision to be environmentally responsible easy," said David Baum, whose company, Baum Development, is developing the property. "Green Exchange will encourage the exploration of sus-

tainability, which will benefit both the visitors and our tenants."

Green Exchange will include a mix of tenants offering environmentally friendly products and services including an organic restaurant and café, a sustainable furniture store, a green building supply company, an eco-friendly printer, architects and designers, an environmentally-friendly clothing retailer, a car-sharing service, an electric car dealership and many more. Space will be leased exclu-

"We'll have incredible synergy by combining all of these like-minded businesses under one roof."

## LEED GOLD RATING

The concrete loft building is being renovated according to LEED (Leadership in Energy and Environmental Design) certified standards, the nationally accepted benchmark for the design, construction and operation of high performance green buildings.

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sively to tenants offering green products or services and actively working to expand environmental initiatives.

"The unique aspect of Green Exchange is that we've created a business concept that uses sustainability as the competitive advantage," says Phil Baugh, Director of Leasing for Baum Realty Group, a sister company to Baum Development.

The renovation project was designed by Hartshorne & Plunkard Architecture with an anticipated LEED Platinum rating (the highest level of LEED certification). It includes many LEED elements, including a "green" roof – part grasses and other plants and part white coating. This helps reduce the heat island effect, which occurs when urban



The former lamp factory will be leased exclusively to tenants offering green products or services. Chicago's downtown skyline can be seen from the roof of the building.



**The first tenants are expected to move into Chicago's Green Exchange by late 2008.**

areas have higher average temperatures than the rural areas surrounding them.

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Energy efficiency of the building will be improved by allowing natural light to penetrate from banks of large windows. Non-toxic paints, sealers, adhesives, carpets and composite wood materials will be used to improve indoor air quality. Not only will Green Exchange be a LEED-rated structure, all tenants will be required for their build-outs to meet or exceed the building's green construction standards, which are based on LEED guidelines (in-

Watch for progress updates on renovation and development of Green Exchange in future issues of SupplyLink magazine.

cluding high efficiency lighting and use of green materials).

The escalator will be designed to use 30 percent less energy because it slows down when no one is using it.

In addition to bicycle storage and changing rooms for bike riders, there will be priority parking for low emissions vehicles (another LEED requirement) and parking for I-GO™ Car Service, a non-profit car-sharing service with a goal of reducing urban congestion and improving air quality.

"We want Chicago to be a shining example of how a major urban area can live in harmony with its environment – and we want our city to be an advocate for green practices in city planning, construction, energy use and day-to-day management of government and the private sector," says Mayor Richard M. Daley. "Green Exchange is a great example of the public/private partnerships

that are working together to help make Chicago one of the most environmentally friendly cities in the nation." **SL**

*Green Exchange has also launched a Web site where future Green Exchange tenants, leaders in the green industry and writers reporting on sustainable products and services will regularly post topics of discussion. Visit [www.greenexchange.com](http://www.greenexchange.com) to join the forum and get updates on tenants, construction and new Green Exchange initiatives.*

*For more information about environmental resources available from Grainger, please visit [www.grainger.com/green](http://www.grainger.com/green)*

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*Sources:  
[www.ecotrust.org/ncc](http://www.ecotrust.org/ncc)  
[www.greenexchange.com](http://www.greenexchange.com)  
[www.baumdevelopment.com](http://www.baumdevelopment.com)*

## Portland LEEDs the Way

Portland, Ore., is proud of its Jean Vollum Natural Capital Center, and rightfully so. The building opened in September 2001 as a landmark green building. It is the first redevelopment project in the U.S. to be awarded the LEED Gold rating. The 70,000-square-foot center is owned by Ecotrust, a non-profit environmental organization. Its 19 tenants include an organic coffee shop, an organic pizza restaurant, an environmental bank, an investment firm that specializes in sustainable companies, and several nonprofit environmental groups and foundations.

Using state-of-the-art green practices in all phases of the work, timbers were stripped and re-used. The 100-year-old wood floor was filled and refinished to maintain the character of the building. The existing brick walls and wood columns were blasted using corn-cobs and walnut shells and refinished to their original beauty. The redevelopment contractor, Walsh Construction, estimates that more than 98 percent of the construction waste was recycled or reclaimed.