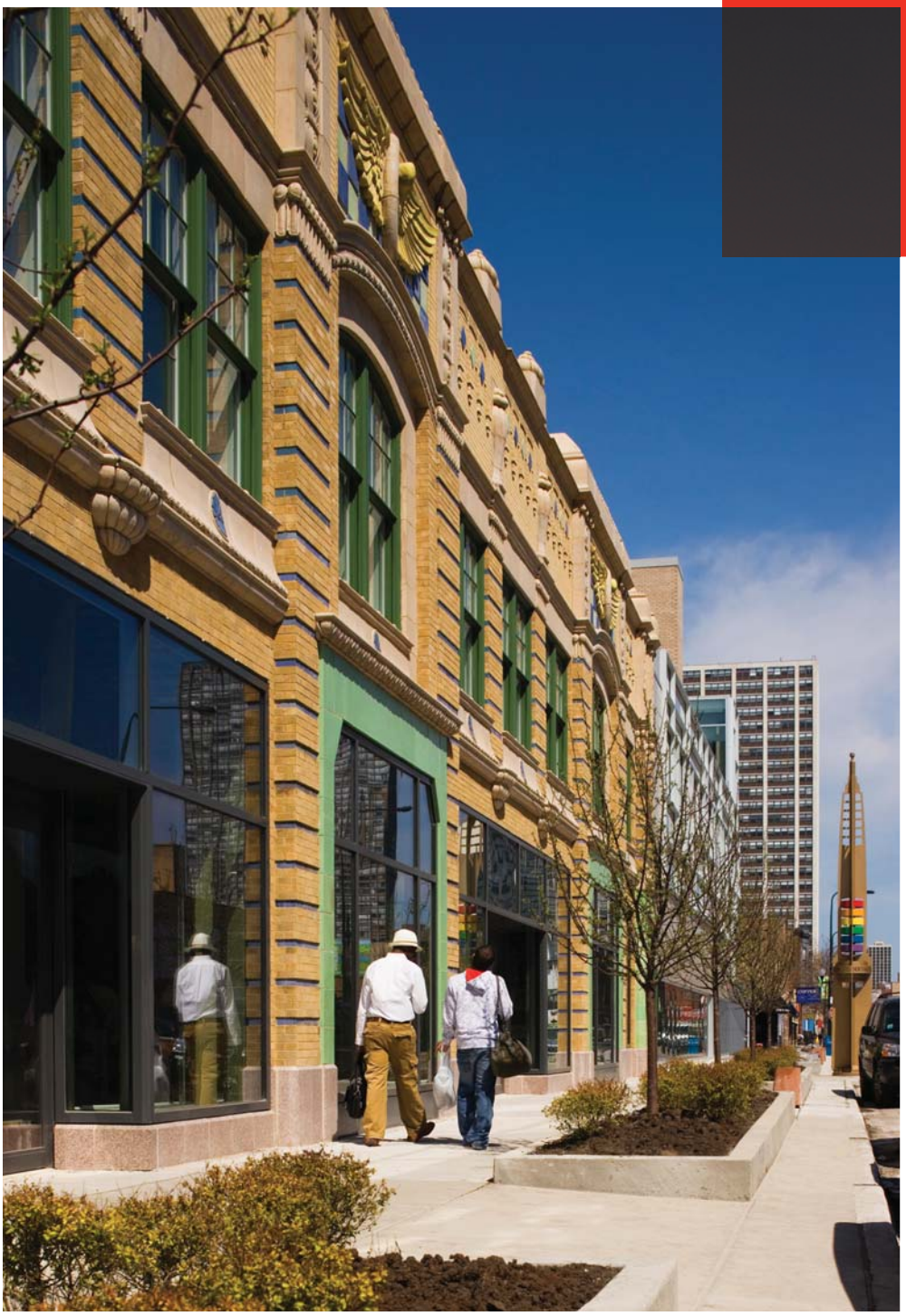
The Center on Halsted
Chicago, Illinois



A restored historic facade identifies the Whole Foods tenant.

The community center entrance invites community members with a three-story modern atrium.

The three-story atrium features an exposed concrete wall made from locally sourced concrete, a fireplace, and inviting FSC certified ipe flooring.

The Center on Halsted
Chicago, Illinois

The Center on Halsted is a non-profit community center that serves Chicago's lesbian, gay, bisexual, and transgendered community. With the Center having outgrown its previous location, it looked to establish a new identity in the center of the community. Through a unique partnership with a retailer, Whole Foods, the Center on Halsted were able to redevelop an existing site on Chicago's north side to meet the needs of both tenants.

The mixed-use development posed a unique design challenge: to balance the needs of a two key tenants, both of whom needed a strong street presence. Whole Foods, required 90% of the first floor to accommodate their store, and yet the Center on Halsted also needed to project its openness to the community. The design solution balanced the needs of both tenants through an innovative design that marries two distinct identities in a single structure.

The 135,000 square foot program includes a two-level parking garage below grade and the grocery store on the ground floor, with a three-story atrium entrance to the community center. Meeting rooms, a resource center, a computer lab, and offices comprise the second floor, with a gym, a theater and a roof garden on the third floor.

The project integrated its sustainable goals with the unique program of the building, earning a LEED-NC 2.1/2.2 Silver Certification (the final LEED checklist is included as an appendix). An existing historic façade on site was rehabilitated and serves as the visual indication of the Whole Foods store on the first floor, and wrapping it with a new, contemporary structure that creates a street identity for the Center. The design balances the diverse needs of the users, simultaneously reflecting the public/private, therapeutic/ celebratory elements of the program, and creating a visible neighborhood presence for both the retail tenant on the first floor and the community center above.

In addition to the façade, reclaimed brick from the existing building were reused in the project, helping create a feature wall within the Center. On the third floor, a roof deck surrounded by a garden serves as pre-function space for the theater, while helping to reduce stormwater discharge and the urban heat island effect.

The project had initially evaluated using waterless urinals to reduce water use, but getting approvals became problematic. Meanwhile, also faced with a two-story basement with groundwater seepage, the client, design, and construction team collaborated to design an innovative rainwater and groundwater harvesting system to use for toilet and urinal flushing. The system will collect about 500,000 gallons of water annually from the roof and groundwater, which would typically be discharged to the sewer. The water is treated with filters and UV before being pumped back through the building, saving almost 70% of water over a baseline building. While water rates are low in Chicago, the combined storm and sanitary sewer system often gets overloaded during heavy rainstorms, making this system more attractive.

The building also addressed energy efficiency to support the needs of reducing operating budgets. Occupancy sensors in enclosed rooms and daylight sensors along the perimeter of the building reduce energy through efficient lighting, which is critical for a building open 365 days a year, with varying occupancies over the course of a day. Carbon monoxide and dioxide sensors in the garage and gym trigger a natural ventilation system, where garage doors and windows open and close based on the air quality in the space. So far, the building has averaged less than 50,000 kWh per month, much less than the calculated energy estimate of 115,750 kWh per month and 22,400 kBTU per month (see appendix for energy model).

The design team collaborated to help the client to avoid the threadbare qualities that non-profits often encounter. A community outreach project, a "furniture shower," where the users of the building were able to purchase furnishings via an online registry, helped provide the Center with furniture. To make the environment healthier for occupants, low emitting paints, adhesives, and carpet were selected. The Center has also committed to buying green power, and has implemented a green cleaning program. Tour maps are available for all visitors interested in learning about its sustainable features.

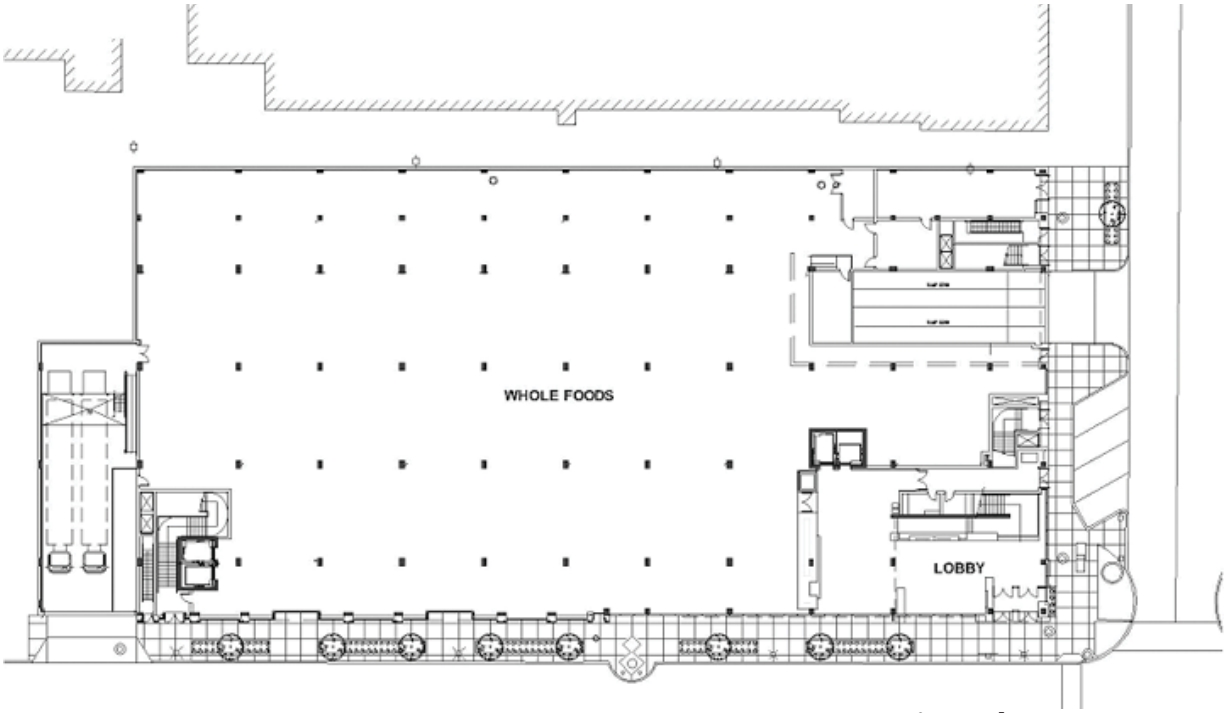
The Center on Halsted seeks to sustain its community, and the building serves this mission well.

Project Summary

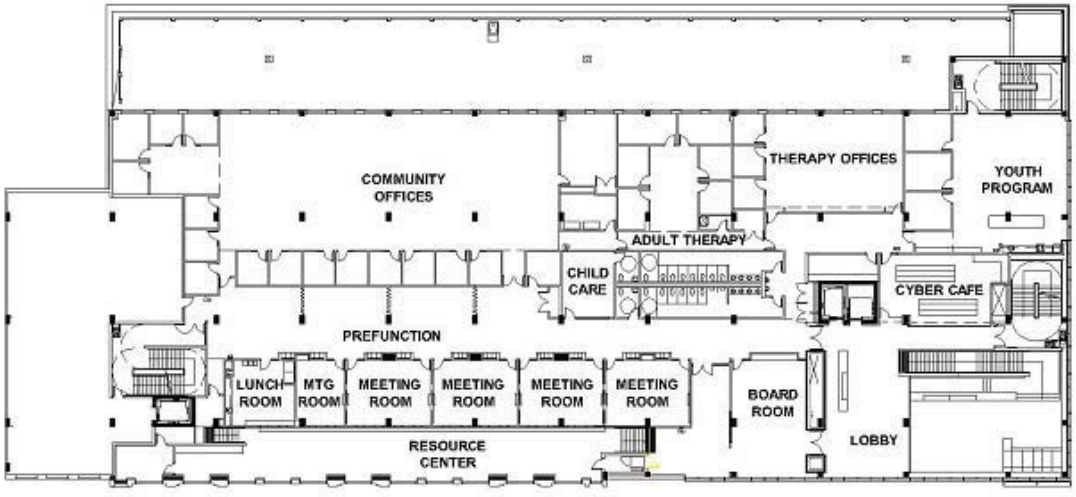
Location:	**3656 N Halsted Street** **Chicago, Illinois**
Square Footage:	**135,000 SF**
Site:	**45,000 SF**
LEED Certification Level:	**NC 2.1 / 2.2, Silver**
Occupants:	**3,000 peak capacity**
Rainwater System:	**Saves 500,000 gallons per year**
Energy Use (Modelled):	**115,750 kWh per month** **22,400 kBTU per month**
Electricity Use (Actual):	**50,000 kWh per month**

An active roof deck surrounded by a roof garden acts as prefunction space at the theater. The roof is planted with native species, and the deck is an FSC certified ipe.

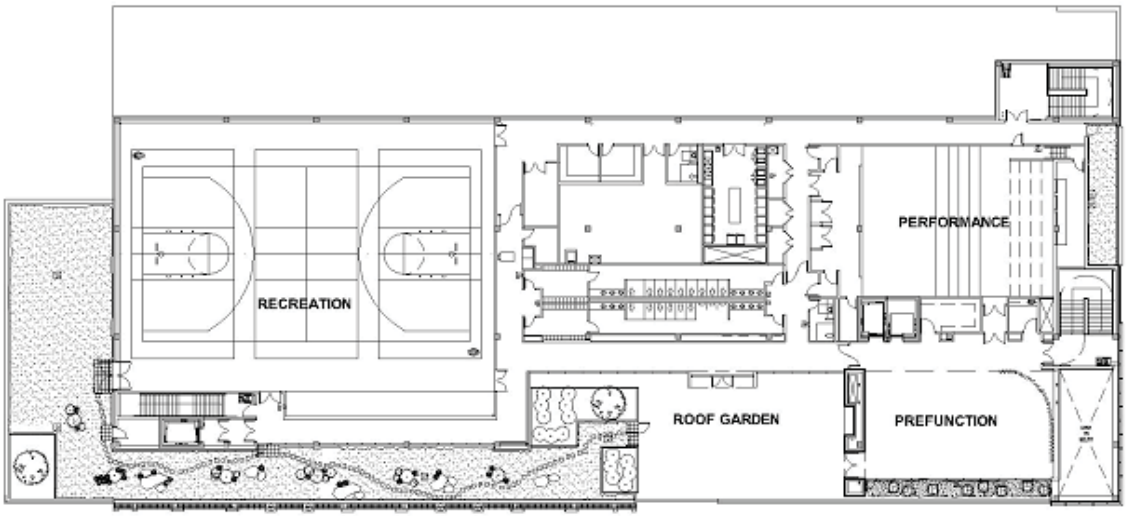
Bricks reclaimed from the existing building on site are used to create a feature wall in the atrium.



First Floor



Second Floor



Third Floor

LEED
LEADERSHIP IN ENERGY & ENVIRONMENTAL DESIGN

Version 2.1& 2.2 Registered Project Checklist

Center on Halsted
Chicago, Illinois

Yes	?	No			
8		**6**	**Sustainable Sites**		**14** Points
Y			Prereq 1	**Erosion & Sedimentation Control**	Required
Y			Credit 1	**Site Selection**	1
Y			Credit 2	**Development Density**	1
Y			Credit 3	**Brownfield Redevelopment**	1
Y			Credit 4.1	**Alternative Transportation**, Public Transportation Access	1
Y			Credit 4.2	**Alternative Transportation**, Bicycle Storage & Changing Rooms	1
Y			Credit 4.3	**Alternative Transportation**, Alternative Fuel Vehicles	1
		N	Credit 4.4	**Alternative Transportation**, Parking Capacity and Carpooling	1
		N	Credit 5.1	**Reduced Site Disturbance**, Protect or Restore Open Space	1
		N	Credit 5.2	**Reduced Site Disturbance**, Development Footprint	1
		N	Credit 6.1	**Stormwater Management**, Rate and Quantity,**Rain Water Harv. v2.2**	1
		N	Credit 6.2	**Stormwater Management**, Treatment , **Rain Water Harv. v2.2**	1
Y			Credit 7.1	**Landscape & Exterior Design to Reduce Heat Islands**, Non-Roof	1
Y			Credit 7.2	**Landscape & Exterior Design to Reduce Heat Islands**, Roof	1
		N	Credit 8	**Light Pollution Reduction**	1

Yes	?	No			
4		**1**	**Water Efficiency**		**5** Points
Y			Credit 1.1	**Water Efficient Landscaping**, Reduce by 50%	1
Y			Credit 1.2	**Water Efficient Landscaping**, No Potable Use or No Irrigation	1
		N	Credit 2	**Innovative Wastewater Technologies**	1
Y			Credit 3.1	**Water Use Reduction**, 20% Reduction - **Plumbing Fixtures**	1
Y			Credit 3.2	**Water Use Reduction**, 30% Reduction - **Plumbing Fixtures**	1

Yes	?	No			
2		**15**	**Energy & Atmosphere**		**17** Points
Y			Prereq 1	**Fundamental Building Systems Commissioning**	Required
Y			Prereq 2	**Minimum Energy Performance**	Required
Y			Prereq 3	**CFC Reduction in HVAC&R Equipment**	Required
		N	Credit 1	**Optimize Energy Performance**	1 to 10
		N	Credit 2.1	**Renewable Energy**, 5%	1
		N	Credit 2.2	**Renewable Energy**, 10%	1
		N	Credit 2.3	**Renewable Energy**, 20%	1
Y			Credit 3	**Additional Commissioning**	1
		N	Credit 4	**Ozone Depletion**	1
		N	Credit 5	**Measurement & Verification**	1
Y			Credit 6	**Green Power**	1

7 ? 6 Materials & Resources — 13 Points

Y			Prereq 1	**Storage & Collection of Recyclables**	Required
		N	Credit 1.1	**Building Reuse**, Maintain 75% of Existing Shell	1
		N	Credit 1.2	**Building Reuse**, Maintain 100% of Shell	1
		N	Credit 1.3	**Building Reuse**, Maintain 100% Shell & 50% Non-Shell	1
Y			Credit 2.1	**Construction Waste Management**, Divert 50%	1
Y			Credit 2.2	**Construction Waste Management**, Divert 75%	1
		N	Credit 3.1	**Resource Reuse**, Specify 5%	1
		N	Credit 3.2	**Resource Reuse**, Specify 10%	1
Y			Credit 4.1	**Recycled Content**, Specify 5% (post-consumer + ½ post-industrial)	1
Y			Credit 4.2	**Recycled Content**, Specify 10% (post-consumer + ½ post-industrial)	1
Y			Credit 5.1	**Local/Regional Materials**, 20% Manufactured Locally	1
Y			Credit 5.2	**Local/Regional Materials**, of 20% Above, 50% Harvested Locally	1
		N	Credit 6	**Rapidly Renewable Materials**	1
Y			Credit 7	**Certified Wood**	1

Yes ? No

9 ? 6 Indoor Environmental Quality — 15 Points

Y			Prereq 1	**Minimum IAQ Performance**	Required
Y			Prereq 2	**Environmental Tobacco Smoke** (ETS) **Control**	Required
Y			Credit 1	**Carbon Dioxide** (CO_2) **Monitoring**	1
		N	Credit 2	**Ventilation Effectiveness**	1
Y			Credit 3.1	**Construction IAQ Management Plan**, During Construction	1
Y			Credit 3.2	**Construction IAQ Management Plan**, Before Occupancy	1
Y			Credit 4.1	**Low-Emitting Materials**, Adhesives & Sealants	1
Y			Credit 4.2	**Low-Emitting Materials**, Paints	1
Y			Credit 4.3	**Low-Emitting Materials**, Carpet	1
		N	Credit 4.4	**Low-Emitting Materials**, Composite Wood & Agrifiber	1
Y			Credit 5	**Indoor Chemical & Pollutant Source Control**	1
Y			Credit 6.1	**Controllability of Systems**, lighting **v2.2**	1
		N	Credit 6.2	**Controllability of Systems**, thermal v2.2	1
		N	Credit 7.1	**Thermal Comfort**, Comply with ASHRAE 55-1992(2004) **v2.2**	1
Y			Credit 7.2	**Thermal Comfort**, verification **v2.2**	1
		N	Credit 8.1	**Daylight & Views**, Daylight 75% of Spaces	1
		N	Credit 8.2		1

Yes ? No

5 ? ? Innovation & Design Process — 5 Points

Y			Credit 1.1	**Innovation in Design**: Additional 50% Green Power	1
Y			Credit 1.2	**Innovation in Design**: Green Education Prog	1
Y			Credit 1.3	**Innovation in Design**: Green Cleaning Materials (EB)	1
Y			Credit 1.4	**Innovation in Design**:Heat Islands with 100% underground parking	1
Y			Credit 2	**LEED™ Accredited Professional**	1

Yes ? No

35 ? 34 Project Totals (pre-certification estimates) — 69 Points

Certified 26-32 points **Silver** 33-38 points **Gold** 39-51 points **Platinum** 52-69 points

ENERGY CONSUMPTION SUMMARY

By Environmental Systems Design

	Elect Cons. (kWh)	Gas Cons. (kBtu)	Percent of Total Energy	Total Source Energy* (kBtu/yr)
Primary heating				
Primary heating	324,971.8		22.1 %	3,327,719.0
Primary cooling				
Cooling Compressor	199,219.9		13.6 %	2,040,016.8
Tower/Cond Fans	25,072.7		1.7 %	256,745.3
Condenser Pump			0.0 %	0.0
Other CLG Accessories	2,207.1		0.2 %	22,601.0
Cooling Subtotal....	226,499.8		15.4 %	2,319,363.0
Auxiliary				
Supply Fans	563,950.9		38.4 %	5,774,871.0
Circ Pumps			0.0 %	0.0
Base Utilities		269,080.8	5.4 %	283,243.0
Aux Subtotal....	563,950.9	269,080.8	43.8 %	6,058,114.0
Lighting				
Lighting	189,353.9		12.9 %	1,938,988.5
Receptacle				
Receptacles	84,263.0		5.7 %	862,855.4
Heating plant load				
Base Utilities			0.0 %	0.0
Cogeneration				
Cogeneration			0.0 %	0.0
Totals				
Totals**	1,389,039.4	269,080.8	100.0 %	14,507,039.0

* Note: Resource Utilization factors are included in the Total Source Energy value.
** Note: This report can display a maximum of 6 utilities. If additional utilities are used, they will be included in the total.