



# THE GREEN BUILDING LOUISVILLE, KENTUCKY

**30,000** pounds of CO<sub>2</sub> saved per month

**No city water** used for  
irrigation or landscaping

reclaimed wood was **re-milled** and  
used to create flooring, furniture and framing

## LEED® Facts

The Green Building  
Louisville, Kentucky

LEED for New Construction 2.2  
Certification awarded October 13, 2010

**Platinum 56 points\***

Sustainable Sites 11/14

Water Efficiency 4/5

Energy & Atmosphere 13/17

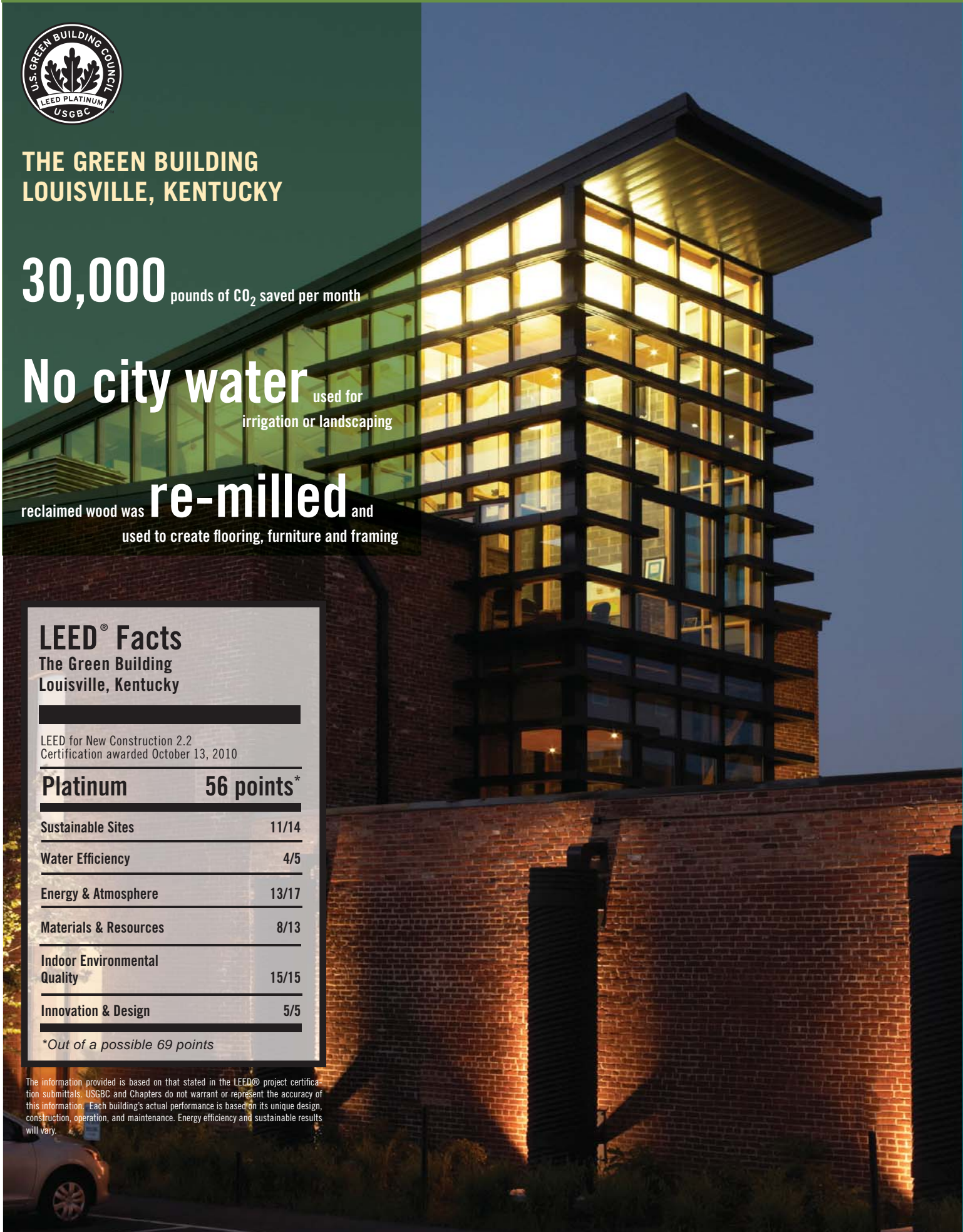
Materials & Resources 8/13

Indoor Environmental  
Quality 15/15

Innovation & Design 5/5

*\*Out of a possible 69 points*

The information provided is based on that stated in the LEED® project certification submittals. USGBC and Chapters do not warrant or represent the accuracy of this information. Each building's actual performance is based on its unique design, construction, operation, and maintenance. Energy efficiency and sustainable results will vary.



## THE GREEN BUILDING

# The Green Building LEEDs the Kentucky Coal State

## How a LEED Platinum Building Reinvigorated a Community

### PROJECT BACKGROUND

In 2006 husband-and-wife developers Gill and Augusta Holland purchased a 115 year old former dry goods store in the East Market district of their home city of Louisville, Kentucky. By revitalizing the dilapidated building, the Hollands hoped to spur a reinvigoration of downtrodden East Market, then a federally classified distressed area since the 1970s. They hired a progressive architecture firm, *form, environment, research (fer) studio, LLP*, with the ambition of retrofitting the 19th century brick building with 21st century sustainable building practices and technology.

Completed in 2008, today the aptly named Green Building is the first LEED Platinum certified building in Louisville and the first LEED certified adaptive re-use project in the state of Kentucky. True to the Hollands' goal but beyond their wildest expectations, The Green Building has spawned explosive change, transforming run-down East Market into "NuLu" or "New Louisville," the hip city center for all things progressive. Today, NuLu is a pedestrian-friendly arts district guided by a culture of sustainability and is stacked with galleries, cafes, boutiques and several other buildings pursuing LEED certification.

### STRATEGIES AND RESULTS

Understanding the history of the building and the context of the neighborhood, *form, environment, research (fer) studio, LLP* inventoried the existing building components to determine its weak points. Elements of the building were carved away to allow a new re-use form to emerge. The semi-enclosed outdoor courtyard in the rear of the building provides a warm weather event space shaded by trees, and a canopy of 81 solar panels provides almost fifteen Kilowatt/hours of electricity. Three DC/AC inverters count the amount of CO<sub>2</sub> saved from entering the atmosphere as a result of the solar panels. Taking the less-sunny fall months as an average, The Green Building saves 30,000 pounds of CO<sub>2</sub> per month - more than enough to offset the carbon footprint of all the building's employees.

The Green Building is designed to outperform Kentucky energy codes by up to 65% and exceeds all standards set by the American Society for Heating, Refrigerating and Air-Conditioning Engineers, Ventilation for Acceptable Indoor Air Quality. Through careful architectural design, the building layout maximizes daylight in 95 percent of all regularly occupied spaces.

As the beacon for sustainability and the arts in Louisville, the primary goal of The Green Building Project is the revitalization of the emerging community of East Market. In an equal effort to support the local economy as well as earn points towards LEED certification, The Green Building relied on locally supplied construction materials and businesses, and continues to do so for day-to-day maintenance. Also, many of the items salvaged for recycling were donated to local businesses for reuse.

### ABOUT THE GREEN BUILDING

The award-winning project, The Green Building, in Louisville, KY opened in the fall of 2008 in the East Market District - the heart of "NuLu", Louisville's arts district. Renovation of the 115 year old masonry structure, a former dry goods store, was commenced by owners Augusta and Gill Holland in spring 2007 when they decided to become the first commercial building in Louisville KY to go for LEED Platinum certification. Intent upon rescuing the building from decades of misuse, the project included resuscitating the structural masonry shell and infusing it with a modern core, including a 40 foot high lobby, expansive natural lighting, eco-friendly materials, energy recovery ventilation, an innovative energy system, extensive solar power, geothermal wells, and recycled denim insulation.

"We were thrilled to bring this 19th century building into the 21st century, making it the greenest commercial structure in Kentucky. We've seen so much positive change and development in this neighborhood since we moved in in 2008, and we're excited to be part of the future of NuLu!"

Gill Holland, Owner of The Green Building



**Architect:** form, environment, research (fer) studio, LLP  
**Commissioning Agent:** Paladin Engineers, Inc.  
**Interior Design:** form, environment, research (fer) studio, LLP  
**Construction Management:** Peters Construction  
**Landscape Consultant:** Greensleeves Design  
**Environmental Consultant:** McGrane Design  
**LEED Consultant:** Kim Glass  
**Lighting:** LHI Lighting Sales, Inc.  
**Structural Engineer:** BTM Engineering  
**Mechanical Engineer:** Solar Designs, Inc.  
**Electrical Engineer:** Johnson Group of Kentucky, Inc.  
**Plumbing Engineer:** Rouck Plumbing  
**Project Size:** 15,200 sf

Photographs Courtesy of: Ted Wathen/Quadrant

### ABOUT KENTUCKY USGBC

Our goal is to improve the health and welfare of all Kentucky citizens through a sustainable and responsible built environment. Through education and awareness we encourage the use of sustainable practices that provide our residents with a healthy environment in which to live, work and learn.



**KENTUCKY CHAPTER**  
*Greening the Bluegrass*

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