

theMART

Written by Erica Holthausen | Photos Courtesy of theMart

ARCHITECTURAL RENOVATIONS BY ARCHITECTURE + INFORMATION | LEED SUSTAINABILITY CONSULTANT DELTA INSTITUTE

“This was the first time theMART and Delta Institute have used the Arc platform to pursue LEED certification. The result was a more streamlined application that required less paperwork with a greater focus on performance data as it relates to commuting patterns, energy, water and waste reduction, and indoor environmental quality. The annual requirement to recertify also helps theMART, its vendors and partners track sustainability data more closely.”

Beau Garrett, Delta Institute

Originally achieving LEED Silver in 2007 and recertifying to LEED Gold in 2013, theMART is the largest LEED-certified building in the United States and is currently pursuing recertification through the Arc platform.

theMART’s holistic approach to sustainability will be highlighted during a panel discussion at Greenbuild in November.



theMART is interwoven into the fabric of Chicago as an innovator in culture, art, business, fashion, media, and more. It is the largest privately held commercial building in the United States and the preeminent international business location in Chicago.



LOCATION: **CHICAGO, ILLINOIS**

SIZE: **4.259 MILLION SQUARE FEET**

UP CLOSE



FUN FACTS

Completed in 1931, theMART is the world's largest commercial building with a footprint of 4.259 million square feet, standing 25 stories tall and spanning two city blocks in the heart of Chicago. It was built with 29 million bricks, 60,000 tons of steel, 4,000 windows, and 380 miles of wiring.

In operation since 2008, theMART's organics program composts and diverts more than 100 tons of food waste each year.

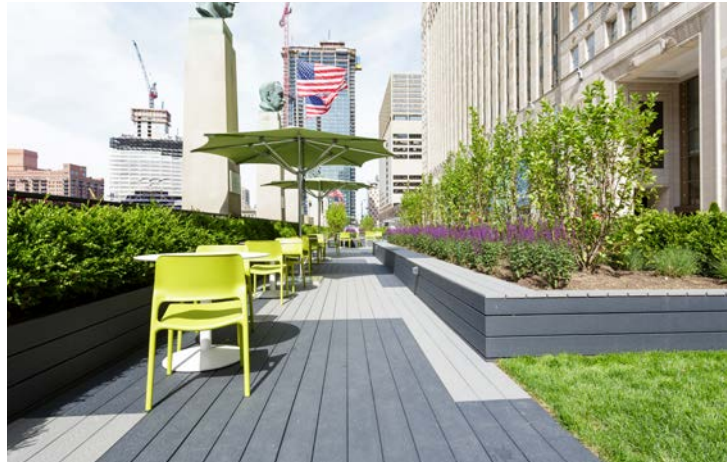
In addition to current efforts to pursue LEED recertification, theMART is also seeking RESET and Fitwel certification.

theMART has a history of supporting green initiatives, including the construction of a thermal storage system in 1986. At the time, it was the world's largest off-peak cooling system, manufacturing 2 million pounds of ice per night.

Two "L" lines and two bus routes stop at theMART. Together with cyclists, walkers, and those who use theMART's I-GO hybrid car-sharing program, 90 percent of all occupants use alternative transportation to commute.

Several individual tenants have achieved LEED certification for commercial interiors.

Top, left and right: The Food Hall has been reconfigured to introduce dramatic seating and more natural light. Bottom, left and right: The reception area is located at the base of the 50-foot-wide grand staircase.



Top, left and right: The lounge is a multipurpose space with spectacular views of the Chicago River and skyline. It is located at the top of the grand stair, featuring food service as well as areas to work and socialize. **Bottom left and right:** River Drive Park is a 5,000-square-foot outdoor green space along the riverfront connecting tenants and pedestrians to theMART's main entry. The green space includes seating and shaded areas as well as dramatic views.

SUSTAINABILITY IMPROVEMENTS

- Upgraded fluorescent lighting to LED
- Initiated a frequency regulation program to maintain the stability and accuracy of alternating current frequency and better manage supply and demand
- Upgraded exhaust system dampers, reducing gas consumption by 20 percent
- Maintained energy efficiency, and reduced gas and water consumption while adding new tenants
- Reduced total water consumption by more than 20 percent
- Eliminated VOCs in occupied spaces, as confirmed by indoor air quality tests
- Expanded bike storage capacity
- Implemented a smoke-free campus policy
- Updated building plans and policies to comply with LEED v4 standards