



Project Profile: Evergreen Cooperative Laundry *(Doty and Miller Architects and Planners)*

By Jerimiah Lockett | Image courtesy of Doty and Miller Architects and Planners

There are many neighborhoods in the Cleveland area that are currently underserved and in need of revitalization efforts to strengthen and improve the quality of life while increasing the value and tax base of the community. One such area is located in the Glenville neighborhood on the northeastern edge of Cleveland. This neighborhood is now the location of one of Cleveland’s newest community revitalization efforts and also one of the city’s newest LEED projects, the Evergreen Cooperative Laundry.

The project in mention – which is being sponsored and endorsed by The Cleveland Foundation – is a 13,000-square-foot, “green” laundry that will fittingly be located just next to two of Cleveland’s many non-profit organizations that specialize in community and sustainable development. Shorebank Enterprise focuses on business development for the Northeast Ohio area and provides term debt financing to companies with similar mission goals and objectives and that have a high potential for job growth. Shorebank also offers affordable lease and rental space to fledgling organizations. E4S or “Entrepreneurs for Sustainability” also claims residence in the same complex, in fact utilizing some of Shorebank’s affordable lease space, neighbors the laundry, and is a networking group aimed at sus-

tainability in the Cleveland region and beyond. Both organizations are actively promoting development, job growth and sustainability in our community and region and likewise, so too will the Evergreen Cooperative Laundry.

When my firm, Doty and Miller Architects & Planners, first began working with the client and developer of the project, Kent State University’s Ohio Employee Ownership Center (OEOC), they went to great lengths to express how adamant they were that this new project be the “greenest” laundry to date. For that reason, as well as for funding purposes and to secure a niche in the market, this building will be certified by the U.S. Green Building Councils LEED Rating system and more specifically under LEED for Commercial Interiors or LEED CI. The goal as it

stands is to achieve a minimum of LEED Silver certification but we are aiming for LEED Gold certification, if possible.

The laundry will be located at East 105th and Elk Avenue, in an existing building that will be renovated to meet the specific needs of the laundry. The building has been through many reincarnations over its 95-year life and to continue our goal of sustainability the building will again be adaptively repurposed. The building was originally owned by the Royal Vacuum Cleaner Company, which has twice evolved into first the Dirt Devil Company and now TTI Floor Care North America. During World War II the building was converted into a torpedo manufacturing facility and since that time has entertained many other come-and-go operations that have each left their individual mark on the building.

The Evergreen laundry will not only be reusing existing building stock but it will also be implementing many other “green” features in the building and the site, as well as using state-of-the-art, energy efficient laundry equipment and processes. We will be utilizing the entire shell and roof of the building and at least 50% or more of the existing slab floor. We will also be installing several daylighting systems over the primary working areas to introduce natural daylight into the space, as the building currently has no windows. This improvement will serve multiple purposes, as it will reduce the

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energy use of the installed lighting on most days through the use of daylighting sensors. These sensors will automatically dim the new energy efficient overhead lights to reduce energy use. As the laundry will be servicing the hospital and nursing home sectors where extreme cleanliness is imperative, the daylighting systems (light diffusing skylights) will provide a more efficient natural light for inspecting the laundry before it leaves the facility.

Other green improvements to the site include general repair of the aging structure to extend its life, planting of native and local species after removal of the existing turf grass, installation of bike racks and showers and the installation of low emitting vehicle and carpool parking spaces. We will also be utilizing green construction materials for all renovations and will take care in selecting materials that are local/regional, that have a high recycled content and that have low or no VOC's (Volatile

Organic Compounds). We will also be using Forest Stewardship Council (FSC) certified lumber wherever possible.


The commercial laundry equipment we will be using is energy- and water-efficient equipment. That's not to say that the laundry will not use substantial water, gas and electric, but in comparison to other laundries will have a much smaller carbon footprint. We will be installing equipment that is specifically designed to recover and reuse substantial quantities of waste heat and wastewater for other processes in the building. The very hot waste heat and water from the laundry equipment will be used to preheat the incoming cold air and water to reduce the amount of energy needed to raise their temperatures to the level required. It takes far less energy to do this than to heat all fresh air and cold water to the levels required.

The Evergreen Cooperative Laundry is to be entirely employee-owned and is targeted to employ 24 individuals in the


first year, and intends to increase to 40 or more employees in subsequent years.

Not only is this project focused on the environmental and sustainability aspects of the operation and building, but it will also play a key role in the future development of the community. By providing local jobs and through the benefits of the employee ownership aspect of the operation, the Evergreen Cooperative Laundry will effectively address social justice concerns of the community both now and in the future. As the development of the Greater University Circle slowly expands its boundaries outward, the Glenville area will be primed to experience a re-growth and regeneration that will greatly enhance the aesthetic and value, and in turn the prospect for other businesses to enter the market in the community as well. **P**

Jeremiah Luckett is a LEED project specialist with Doty and Miller Architects. For more information, visit www.dotyandmiller.com.



Evergreen Cooperative Laundry



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