

## With Vision for Green, Developer Transforms Brownfield Site

In January of 2007, John Jacobson of JTJ Investments, LLC had a vision of what a vacant, rundown 110 year-old, former jewelry manufacturing building in Providence's Promenade District could be. If concerns about potential environmental cleanup liability could be addressed, he knew he could create a revolutionary mixed-use green building that would serve not only as his office and home but also as a model for how sustainable development of commercial buildings could be done using recycled materials and alternative energy technologies.



Former Jewelry Manufacturing Building in Promenade District

An environmental enthusiast and RISD graduate, John had worked with Lake Shore Environmental on a previous Brownfields development project and had come to trust the judgment and advice offered by LSE: *“Lakeshore Environmental’s reporting has proved invaluable during the acquisition phase of commercial property at JTJ Investments. I wouldn’t enter into a purchase and sales agreement without an environmental study, and when I call Lakeshore environmental I know that I will get quick professional results at a reasonable price.”* – John Jacobson.

LSE performed a Phase I environmental assessment of the property in January 2007 and based on the findings, subsurface drilling/testing was recommended due to several potential concerns including an insufficiently documented leaking underground storage tank removal, historic building additions potentially constructed over impacted urban fill and the presence of floor drains with unknown discharge points. The Phase II completed by LSE in March of 2007, included drilling, laboratory testing and dye testing of drywells. LSE provided additional value by combining the environmental drilling with Geotechnical evaluations of soil stability such that John could assess the feasibility of potential future construction on the property. Thankfully, no environmental contamination was encountered paving the way for John’s vision to be implemented without environmental restrictions.

The Wolcott Eco Office located at 28 Wolcott Street has been transformed into a striking concrete and wood contemporary structure without any form of financial incentives that is Rhode island’s first and only Net-Zero commercial environment with all heating and ventilation provided by solar energy.



**The Transformation of 28 Wolcott Street into Green Building**

As an added benefit, John used local green contractors and consultants like SolarWrights, Viessmann, Green Building Floors, LEDalux, CREE LED, Ecolect and Advanced Comfort Systems, thereby reinvesting the \$1.1 million project cost back into the local economy. *“As a passionate advocate for sustainable development using green building materials and state-of-the-art solar technology, John has transformed this property and demonstrated that successful Brownfields development incorporating environmentally-friendly materials and technologies can be done”* says Dave Hazebrouck, President of LSE.



**The Striking new look of Wolcott Eco Office**

The Wolcott Eco Office currently has two office space units totaling 5,500 square feet available for rent (heating and electricity included). The official opening of this building was celebrated at an open house reception attended by LSE on October 23, 2008.