

BEFORE





Green Garage

4444 Second Avenue, Detroit

2011

Project overview

This project redeveloped a former historic warehouse and car dealership into an innovative green and sustainable office and design center on approximately 0.25 acres of property located in Midtown Detroit. To make the site viable for office space, several renovations were needed, including upgrading the roof, windows, doors, HVAC, electrical and plumbing systems.

The building is listed on the National Register of Historic Places and was originally a Ford dealership. Now the site is home to 44 businesses that work collaboratively in support of a more sustainable future in Detroit.

The building features unique green building practices including net-zero energy heating and cooling, 90 percent natural daylighting, zero waste construction, return of 100 percent of the rainwater to the natural aquifers, and the use of native Michigan plants for landscaping. These sustainable practices were applied to the rehab of the building as well working tirelessly to ensure that 75 percent of materials found within the building were reused, which has allowed for creative design features such as an atrium from old windows, staircase railing from original steam pipes, mezzanine conference and storage spaces, and statement wall of scrap wood.

Directly adjacent to the site is the Green Alley project which is Michigan Economic Development Corporation's first Public Spaces Community Places Supported project. The space is now a public alley that is enjoyed by the employees of the Green Garage and the community. Because of MEDC's investment, the space also serves a dual purpose of addressing water run-off through the installation of rain gardens, permeable pavers and offers other features like historic brick, LED and induction lighting, native landscaping.

MEDC investment: \$170,000 Brownfield MBT Mini Credit

Private investment: \$1.5 million

Local investment: Obsolete Property Rehabilitation Abatement for 12 years

Jobs created: 20