

Your Guide to Low Impact Developments in Greater Grand Rapids

Hispanic Center of West Michigan

Page 2

Social and Economic Benefits

The project was an amazing success for the organization and the community. The Hispanic Center now has the much-needed space it requires to add additional programs and assistance to the Hispanic community. The healthy interior is a pleasant space, and the green features lower utility costs. Thousands of gallons-per-year of storm water have been removed from the municipal storm water systems, protecting the Lower Grand River Watershed from storm water pollution. The rehabilitation is a showcase of environmentally friendly design, and is now anticipating a LEED®-NC Gold certification.



LID Lessons Learned

Regular maintenance of the rain gardens is necessary to keep them looking attractive (weeding, removing debris, and watering to establish plants). Placing physical barriers, such as large stones, as part of the landscaping prevents vehicle and foot traffic from entering the rain gardens and thus prevents soil compaction. Replanting may be necessary in some areas, and this should be part of the landscaping installation plan. Education about the function of the rain gardens and the native species of plants is helpful to the building residents who care for it.



www.greenbuiltmichigan.org

Project Partners



Your Guide to Low Impact Developments in Greater Grand Rapids

Hispanic Center of Western Michigan

1204 Grandville Avenue, S.W., Grand Rapids



History

The old brick building at the southeast corner of Hall Street and Grandville Avenue was built in the 1913 to serve as a fire station, Engine House No. 12, for the surrounding neighborhood. In 1979, the building was threatened with demolition by the City of Grand Rapids until a group of neighborhood residents banded together to save it. Recognizing the historic value of the building and viewing it as the neighborhood icon, the group rallied to prevent its demise. In 2006, the former fire station was completely rehabilitated with the help of the architect and general contractor, Bazzani Associates.

LID Features

This site is the second net-zero storm water discharge site in the City of Grand Rapids. All storm water is collected onsite, naturally filtered by rain gardens, and released to the water table onsite. There is no connection to the municipal storm sewer.

Other Green Features

- ◆ One of the mandates from the Hispanic Center was that the design and construction be sustainably guided and be a LEED®-registered project. The goals were to create an energy efficient building, use environmentally friendly construction materials, and create a healthy indoor environment for the office workers and visitors.
- ◆ Low volatile organic compound carpets, paints, wall finishes, caulks, adhesives, and composite woods were selected for the project. Keeping a plentiful supply of fresh air was also critical to the project. All of the furnaces and the roof top unit have Energy Recovery Ventilators to reduce the energy impact of the incoming fresh air. Water use reduction inside the building was instrumental to the success of the project. All low flow fixtures were specified.

Hispanic Center of Western Michigan

Grand Rapids, Michigan
November 2006

LID Features

Rain gardens

A net-zero storm water discharge site

Building Features

Adaptive reuse of historic structure built in 1913

Energy efficient building providing 40% reduction in utility costs

High level of indoor air quality featuring heat recovery ventilation

Environmental and energy demonstration center

Awards

Anticipating LEED®-NC Gold Certification

Design, Construction

Bazzani Associates

Landscaping

Clear Waters of Michigan



www.hispanic-center.org