

Your Guide to Low Impact Developments in Greater Grand Rapids

East Hills Center (of the Universe)

1001 - 1009 Lake Drive, S.E., Grand Rapids, Michigan



History

The East Hills Center (of the Universe) (EHC) is a direct result of a 10-year grassroots organizing effort by the East Hills Neighborhood Association. The goal for the neighborhood was to revitalize a vacant, contaminated brownfield located within a mixed-use central corridor. The neighborhood association wanted a sustainable development, contextual with the surrounding neighborhood character. The result of this effort was a partnership between Bazzani Associates and the neighborhood association to develop the new EHC project.

LID Features

This project is the first urban infill building in the region to be a net-zero storm water discharge site. All storm water is contained, naturally filtered, and discharged back to the onsite water table. This is accomplished by the site's vegetated green roof and rain garden.

Other Green Features

This project was selected by the USGBC as a pilot project for the LEED®-CS rating system and has received a gold level certification. The building was designed to have a super-insulated shell for maximum energy efficiency. The exterior walls were constructed with insulated concrete forms and the roof deck was insulated with R-40 CFC Free Poly Iso Insulation. Passive solar design techniques were considered due to the building's south orientation. Interior slabs are isolated from exterior surfaces to act as a heat sink for the sun's warming energy in the winter. An exterior and interior lightshelf is designed to control direct sunlight in the summer, while allowing the sun's warmth in the winter. The lightshelf bounces natural daylight into the spaces without direct sun glare.

East Hills Center (of the Universe)

Grand Rapids, Michigan
2005

LID Features

A net-zero storm water
discharge site

Brownfield urban infill
project of former
contaminated gas
station site

Building Features

Highly energy efficient
building featuring insulated
concrete form construction

Passive solar design

Environmental and energy
demonstration center

Awards

Michigan Cool Cities Grant
(2004)

LEED®-CS Gold
Certification

Environmental Design and
Construction Magazine
Excellence in Design,
Finalist (2006)

Design, Construction:

Bazzani Associates

Landscaping

Rooks Landscaping

Your Guide to Low Impact Developments in Greater Grand Rapids

East Hills Center (of the Universe)

Page 2

Social and Economic Benefits

The EHC campaign started in 1994 when a neighboring business was denied a building rehabilitation loan due to the contamination of the EHC site. For the next seven years, the neighborhood passionately campaigned for the remediation of the site. The interest in redeveloping this site sparked the involvement of the neighborhood association who started a pursuit of Shell Oil Company, the original contaminator. The formerly blighted and contaminated site has now been redeveloped into a thriving neighborhood retail center. The site has become a best practice example for urban infill projects.



LID Lessons Learned

- ◆ Properly preparing the roofing system for a green roof installation is critical. A flood test of the roofing membrane before installation of the green roof makes repairing leaks much easier.
- ◆ Contractors who do not understand LID techniques need to be thoroughly educated about the work they are performing. Driving heavy equipment through the rain garden and compacting the soil is detrimental to its functionality.

This project has been funded wholly or in part by the United States Environmental Protection Agency under the assistance agreement to the Michigan Department of Environmental Quality. The contents of this document do not necessarily reflect the views and policies of the Environmental Protection Agency, nor does the mention of trade names or commercial products constitute endorsement or recommendation for use.



www.greenbuiltmichigan.org

Project Partners

