

Downtown Market
435 Ionia Ave. SW Grand Rapids, MI
PROJECT PROFILE

LEED CS v2009
LEED GOLD
August, 2014

Located in Grand Rapids, Michigan, the [Downtown Market](#) is a 126,975-square foot project consisting of an outside market shed, on-site parking, an indoor market hall with prep/support areas for approximately 22 vendors, a 5,000 SF restaurant, and office/wellness use totaling 7,000 SF - all on the grade level.

The exterior incorporates approximately 6,500 SF of live green roof and two areas of live green wall, one on the west facade, and one on the south facade. There is an 8,000-gallon rainwater harvesting system that's used to irrigate the green roof, greenhouses, live walls, and the on-site rain garden.

The project started with the removal of soil contamination on this Brownfield redevelopment site.



The building interior materials are a combination of epoxy flooring and tile in the market hall and food preparation areas, carpet in office and meeting areas, and sealed and polished concrete floors in the market hall. Ceilings are a combination of materials, incorporating decorative steel canopies and wood and laminated timber elements. The paints, coatings, adhesives, and sealants are all low-emitting, and the composite woods installed in the project contain no added urea-formaldehyde resins.

The project has reduced mercury in lamps with an average mercury content of 31.81 picograms per lumen hour. During construction 88% of the on-site generated construction waste was diverted from landfill. The project also includes recycled content and regionally extracted and manufactured materials. The project team has claimed an energy cost savings of 21%. There are no CFC-based refrigerants in the HVAC systems which serve the LEED-CS project. Indoor water use is calculated to be reduced by 32%. And, the landscaping and irrigation systems have been designed to reduce potable water consumption for irrigation by 83%.

The project was awarded LEED Core & Shell Gold certification in April 2011.

LEED Facts

Downtown Market

Location.....Grand Rapids, MI
Rating System.....LEED-CS v2009
Certification Achieved.....Gold
Points Achieved.....61/110

Sustainable Sites.....23/28
Water Efficiency..... 4/10
Energy and Atmosphere.....11/37
Materials and Resources..... 6/13
Indoor Environmental Quality..... 8/12
Innovation and Design.....5/6

PROJECT METRICS

- 32%** reduction in estimated indoor water use compared to an EPA 1992 baseline
- 21%** reduction of energy cost savings based on ASHRAE 90.1-2007 Appendix G
- 25%** post-development site runoff quantity has been reduced for the two-year, 24-hour design storm
- 83%** reduction in total water use for landscape irrigation
- 88%** construction waste diverted from landfill
- 40%** total building materials content has been manufactured using recycled materials