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.