

# AMERICAN SEATING FACTORY

GRAND RAPIDS



Total Rehab. Investment:	\$58,086,134
Indirect Impact:	\$66,218,193
Total Economic Impact:	\$124,304,307
Jobs Created:	1434

Taking advantage of both the federal and state historic preservation tax credits, Pioneer Construction Company breathed new life into this former factory while maintaining its historic character. The American Seating Factory Complex, located on the city's near west side, presented unique challenges. Although the buildings were still occupied by the American Seating Company, they were underutilized. Pioneer Construction Company demonstrated vision and leadership by returning nearly 100,000 square feet of underutilized space into attractive useable space with the assistance of the SHPO and historic preservation tax credits. Today, American Seating Park hosts luxury apartments ranging from efficiency lofts to four bedrooms, as well as townhouses and commercial space. Eligible commercial tenants are also eligible for Renaissance Zone tax credits, making this rehabilitated complex a win-win for the tenants, the city of Grand Rapids, and the state of Michigan.

Location:	801 Broadway Avenue NW
Project Contact:	Pioneer Construction
Original Use:	Industrial
Current Use:	Mixed Use
SHPO Contact:	Robbert McKay / 517.335.2727
Completed:	2003



SHPO HISTORIC PRESERVATION TAX CREDITS

517.373.1630 - STATE HISTORIC PRESERVATION OFFICE - [www.michigan.gov/shpo](http://www.michigan.gov/shpo)