

Grand Rapids Urban Market

435 Ionia SW and 109 Logan SW
Grand Rapids, MI 49503
www.downtownmarketgr.com

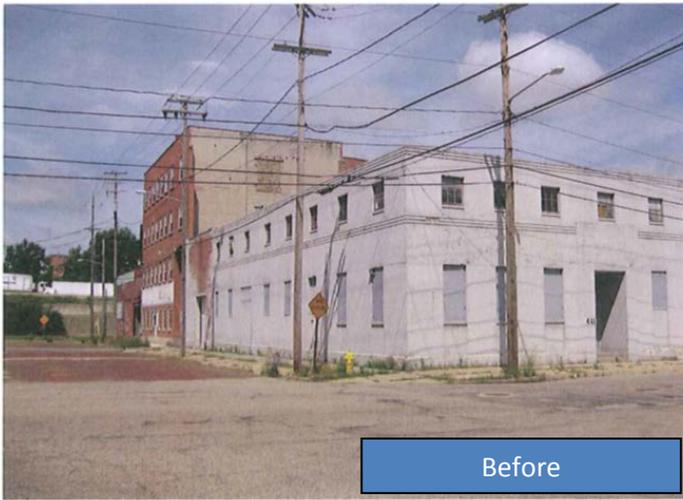


After



Summary:

The Grand Rapids Downtown Development Authority (DDA) utilized a Michigan Department of Environmental Quality (DEQ) brownfield grant in conjunction with other local, state, and federal incentives and resources to redevelop a former industrial and warehouse site. The resulting redevelopment was a year-round, indoor/outdoor farmer's market which is anticipated to spur further development in the area.



Before

Site Characteristics and History:

The 3.45-acre site consisted of two former industrial properties which had a number of previous uses, including: warehousing and distribution businesses, an insulation company, and a foundry. A railroad spur also serviced the property. In 2007 the Grand Rapids DDA acquired the abandoned properties with the intent to foster redevelopment in the area.

Environmental Issues and Remediation:

The site contained surficial soil contamination from railroad and other historical industrial operations, as well as

five underground storage tanks (USTs). Two of these USTs were removed from 435 Ionia in 1990. During the removal of two other USTs in 1997, a release of diesel fuel was reported. The release remained open until the site cleanup in 2012. Six unsafe buildings were demolished, one 8,500-gallon UST was removed, and approximately 52,000 tons of contaminated soil were excavated and removed from the site at that time.

Redevelopment:

The Grand Rapids Urban Market is a year-round, indoor/outdoor urban farmer's market which provides space for a number of vendors and has additional space designated for restaurants, educational

Grand Rapids Urban Market

facilities, food processing and production facilities, a rooftop greenhouse, as well as retail and office space. The Market has a number of sustainable features including a green roof and a geothermal heating and cooling system. In addition., the site increases walkability from the nearby residential areas and provides access via public transportation.

Funding and Incentives:

In addition to a \$1,000,000 DEQ Brownfield Redevelopment Grant, the project was approved under the Brownfield Redevelopment Financing Act, 1996 PA 381, for \$776,749 in state and local tax increment financing to reimburse the developer for eligible environmental costs. The city also utilized its United States Environmental Protection Agency (EPA) Petroleum Site Assessment grant to conduct the initial site assessments and prepare a due care plan and provided the DDA with a sub grant from their EPA Revolving Loan Fund grant for another \$200,000.

The DEQ uses its 128a funding to support staff in working with communities on grant and loan projects. Grant staff helped the city of Grand Rapids organize the environmental activities to meet the requirements of the Brownfield Redevelopment Grant. Using 128a funding, DEQ staff conducted a Petroleum Assessment Grant Eligibility Determination for Grand Rapids to complete a Phase 1 and Phase 2 Environmental Assessment and determine the risks related to former leaking underground storage tanks at the site.

Economic Impact:

The redevelopment resulted in an increase in the State Equalized Value (SEV) from \$17,846 prior to redevelopment to \$1,222,200 following partial completion of the redevelopment activities. After full build out, it is anticipated that the SEV will be in excess of \$4,500,000. In addition, the project leveraged approximately \$12 million in private investment and resulted in the creation of approximately 230 full-time jobs. The impact of this project is expected to reach beyond the boundaries of the property itself and encourage further economic growth in this area.

Social Benefits:

The site consists of a year-round indoor and outdoor downtown market with more than 80 stands. There is 25,000 square feet of market space, including a restaurant, a brewery, retail shops, a commercial kitchen, a rooftop greenhouse and a hands-on kitchen for kids. The market replaced two underutilized properties, will provide healthy food options for area residents, and will allow food entrepreneurs a way to develop their businesses.

Environmental Benefits:

The project resulted in the removal and disposal of approximately 52,000 tons contaminated soil, thus allowing a vacant, contaminated area to be repurposed into be a thriving market. Sustainable practices were utilized wherever possible such as the use of sustainable and local building materials, installation of a green roof and geothermal heating and cooling, and providing increased walkability and access to public transportation.

Additional Background on the Web:

[Urban Market Background and Design Concept](#)

www.downtownmarketgr.com