

Grandmont Rosdale Development Corporation

The Grandmont Rosedale Development Corporation (GRDC) works to preserve and improve the physical environment of the Grandmont/Rosedale communities of northwest Detroit. GRDC is a non-profit organization formed and operated by neighborhood residents who care about their community and want to see it maintained and revitalized as a great place to live and do business.

With a need for improved offices and keeping their community mission in mind, in 2007 GRDC purchased an existing 2,800SF building along the Grand River Avenue commercial corridor in the center of their service area. With a sound structure, but



in need of extensive renovations, the building was completely remodeled and updated. To serve as an example for future community revitalization projects, numerous sustainable features and systems were incorporated.

The new facility includes private offices for the GRDC staff and director, open offices, copy/work room, restrooms, and the Marilyn Mehaffie Community Room - used for community meetings and presentations.

Green and Sustainable Building Features:

Adaptive Reuse:

- Reused an existing building saving the embodied energy

Super Insulation:

- Exterior Walls - Insulated with 1" polystyrene and 3 1/2" cellulose - R- 23.6
- Roof - Reflective white roof membrane and 3" polystyrene - R - 17.8
- Windows and Doors with double pane low-e glass and thermal break frames

Daylighting:

- Skylites provide healthy natural light and minimize the use of electric lighting
- Light Shelf on the large south windows bounce light deep into the space

Natural Ventilation:

- Operable Windows provide opportunities for cross-ventilation and fresh air

Efficient Lighting:

- Fluorescent Lighting
- Indirect Lighting
- Optimized Lighting Design

Energy Efficiency:

- Super Insulation
- Passive Solar Design
- Efficient Lighting and HVAC

Water Efficiency:

- Low-flow fixtures help to reduce water use

Low-Emmitting Materials:

- Low-VOC Paints and Sealers
- Low-Emmitting Carpet

Energy Star Appliances:

- High efficiency Refrigerator
- High efficiency Furnaces

Recycled and Reused Materials:

- Carpet with recycled content
- Window sills made from reclaimed urban waste wood

