

FAIRLANE GREEN RETAIL CENTER

ALLEN PARK, MICHIGAN

LEED GOLD CERTIFIED

Client

Archon Group
600 E. Las Colinas Boulevard, Suite 400
Irving, TX 75039
Allen Luna
(972) 368-2287

Architect

Atwell-Hicks, Inc.
6303 26 Mile Rd.
Washington, MI 48094
Dan McNulty
(586) 786-9800

Project Size

243 acres total

Phase I 408,000 SF

105 acres, 70 acres developed

Phase II 540,000 SF

65 acres, 40 acres developed

Project Cost

Phase I \$21,000,000

Phase II \$ 25,000,000

Project Team

Kevin Donnelly, Project Manager
Mike Lukasik, Superintendent
Jason Heffelbower, Project Engineer
Amy Thomas, Project Coordinator
Vicky Patrick, Project Accountant

Date Completed

Phase I October 2005

Phase II December 2007

Delivery Method

Construction Management



The JM Olson Corporation was honored to serve as the Construction Manager for the development of the 243 acre site known as Fairlane Green Retail Center. The idea behind Fairlane Green reaches beyond just creating a retail destination for consumers. This one of a kind award winning redevelopment project is designed and constructed to be a multi-environment experience on the abandoned site of the Allen Park Clay Mine Landfill.

The site environment has been designed to be ecologically friendly by incorporating bio-swales and ponds for the retention, filtering, and recycling of rainwater for landscape irrigation as well as creating a natural habitat for wildlife. All of the buildings located on the site are designed in a Prairie theme. The design style has human size proportions, utilizes natural stones, bricks, green screens, hedgerows, and neutral colors that create a comfortable and simultaneously stimulating presence. Many of the building materials utilized are also of a recycled nature or were produced locally to minimize the environmental impact.

The landscape material skillfully incorporates native and low water requirement plant species and over two-thirds of this landmark development will be green, or not covered by parking, roads, or rooftops. This is 60% less dense the national average for retail developments and will provide patrons and local residents with parks and paths to enjoy the destination for more than just shopping. It is because of these key elements that the project was LEED Gold Certified by the United Green Building Council.

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Phase I of the development was sold to the Archon Group and included 408,000 SF of retail space on 105 acres. Anchored by 124,000 SF Target store, this phase also features retailers such as Barnes & Noble, Bed Bath & Beyond, Old Navy, World Market, Michael's, Famous Footware, Pier 1 Imports, T.J. Maxx, and Lane Bryant. Dining locations for the first phase include Texas Longhorn Steakhouse, On the Border, and Chilies.

Phase II of this unique project was comprised of 540,000 SF of retail space on 40 developed acres. The second phase is anchored by a 202,000 SF Meijer, and also features such retailers as Best Buy, Home Depot, Sportsman's Warehouse, TCF Bank, Taco Bell, and various other outlets. The remaining acreage of Phase II was used for bike and walking paths, buttresses, retention ponds, and to recycle on site materials.

The integration of all of these environmentally conscious design elements and the unique site conditions presented by the re-development of a Brownfield site did present some challenges to the project team. Some unique project elements included:

- Surcharging the site pad
- Incorporating intrusion trenches during construction
- The Handling of hazardous excavated materials
- Extensive gas management and detection systems for all new construction.

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As a leader in sustainable construction, JM Olson Corporation was prepared to utilize innovative methods, and pre-designed policies and procedures to complete the projects' schedules. The talented and LEED accredited staff, having worked with various LEED designs and extensive site remediation project in the past, were able to anticipate and quickly overcome the site various challenges.