Green Infrastructure & Stormwater Management
CASE STUDY

The Kresge Foundation Headquarters

Location: Troy, MI
Client: The Kresge Foundation
Design Firm(s): Conservation Design Forum, Valerio Dewalt Train, Farr Associates, ARUP
Landscape architect/Project contact: David Yocca, ASLA
Email: dyocca@cdfinc.com
ASLA Chapter: Illinois

Project Specifications

Project Description: Conservation Design Forum helped the 80-year-old Kresge Foundation expand their 3-acre headquarters site in Troy, Michigan. The new building and site provide natural light, clean air, and a strong connection to water and plants from the offices and meeting rooms, and model for grant recipients to learn about sustainable design practices. A series of naturalized plantings evoke a stylized sense of the Midwestern prairie: an ornamental prairie garden, a naturalized grass zone with grade transitions into a green roof, prairie landscape, and aquatic wetland garden. All rainwater is treated on site: rainwater falls onto planted surfaces or porous paving while surplus water collects and compensates for evaporation in the aquatic water feature, and irrigates green roofs.
**Project Type:**
Commercial
A retrofit of an existing property

**Design features:** Bioretention facility, rain garden, bioswale, green roof, cistern, downspout removal, porous pavers, and curb cuts.

**This project was designed to meet the following specific requirements or mandates:**
Local ordinance, developer/client preference, LEED criteria

**Impervious area managed:** 1 acre to 5 acres

**Amount of existing green space/open space conserved or preserved for managing stormwater on site:** 1 acre to 5 acres

**The regulatory environment and regulator was** supportive of the project.

Did the client request that other factors be considered, such as energy savings, usable green space, or property value enhancements? The client sought a high-performance demonstration of integrated green practices for the building and site.

**Cost & Jobs Analysis**

**Estimated Cost of Stormwater Project:** $1,000,000-$5,000,000 (Public funding: None)

**Was a green vs. grey cost analysis performed?** No

**Cost impact of conserving green/open space to the overall costs of the site design/development project:** Did not affect the overall costs.

**Cost impact of conserving green/open space for stormwater management over traditional site design/site development approaches (grey infrastructure)?** Did not influence costs.

**Number of jobs created:** Data not available.

**Job hours devoted to project:**
- Planning and Design: 1,000
- Construction: Not available
- Annual Maintenance: Not available
Performance Measures

Stormwater reduction performance analysis:
Detailed data not available. All rainwater is treated on site. Small rain events are detained on site with 0% discharge. Larger events overflow into the city sewer system.

Community & economic benefits that have resulted from the project: The Kresge Foundation Headquarters is used as a teaching tool for staff, visitors, all who seek funding support from the Kresge Foundation, and the community.

Project Recognition
Michigan Chapter ASLA Merit Award, 2009; American Council of Engineering Companies (ACEC) NY Honor Award, 2007, AIA Chicago Distinguished Building Award, 2006; Michigan Barn Commission Award for Innovative Use of Barn Reuse, 2007; LEED Platinum, 2007

Additional Information
Links to images: All photos from Conservation Design Forum:
http://www.cdfinc.com/Project?project_id=86
http://www.kresge.org/index.php/headquarters/index/

The Kresge Foundation funds sustainable design projects worldwide. Their high-performance green facility has been widely used to illustrate the benefits of integrated green infrastructure and green practices, including the American Society of Landscape Architect’s Sustainable Landscapes (http://www.asla.org/sustainablelandscapes/kresge.html), the Sustainable Sites Initiative (http://www.sustainablesites.org/cases/show.php?id=14), and the U.S. Green Building Council.