



Michigan Department of Environmental Quality News Release

May 11, 2012

12-0511

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Grant moves Ann Arbor development project forward

The DEQ today announced a \$1 million brownfield redevelopment grant to help return the former Georgetown Mall in Ann Arbor to commercial use.

The 6.7-acre site on Packard Street has been vacant since 2009. The site currently has three dilapidated buildings and has been a concern to neighbors due to vandalism and vagrants.

Development efforts in the past have been hindered by contamination of soils under the building with perchlorethylene, a chemical used by a dry cleaning business that previously operated in the mall. The contamination appears to be contained and has not impacted neighboring residents.

The grant will be administered by the Washtenaw County Brownfield Redevelopment Authority to facilitate the reuse of a large, vacant commercial property in Ann Arbor. The work includes removal of contaminated soils and demolition of the existing buildings.

"We are thrilled to see this project move forward, and to partner with the MDEQ to facilitate site clean-up with this grant," said Washtenaw County Administrator Verna McDaniel.

The new development project is the result of meetings with residents, city and county officials, and market studies conducted by the developer, Packard Square, LLC.

"After years of working with neighbors, the state, the county and the developer, I am very pleased that the old Georgetown Mall will finally come down," said Margie Teall, Ann Arbor City Councilmember, 4th Ward. "This is a tremendous benefit for the neighborhood."

The development will be a unique, four story mixed use building with 20,000 square feet of commercial space located close to Packard Street, and 230 market-rate apartments around the perimeter and on the upper levels. Parking will be provided under the building. Amenities for the residential component will include indoor recreational facilities, and an outdoor pool and courtyard.

The development is designed to be pedestrian friendly, and will provide for a new bus stop, secure bicycle parking, and a pocket park with native plant species. On-site stormwater management will

include underground detention and natural infiltration. The completed residential and commercial spaces will encourage recycling and include energy efficient appliances and fixtures.

The redevelopment project has received approval from the WCBRA, the City of Ann Arbor, the Michigan Economic Development Corporation, and the DEQ for state and local Tax Increment Financing for infrastructure, site preparation and other environmental activities. The MEDC approved approximately \$2 million of tax capture, and the DEQ approved approximately \$1.2 million in eligible environmental activities.

The project will provide construction jobs as well as 45 permanent jobs associated with the retail portion. Private investment is estimated at more than \$46 million. The completed project will add an estimated \$500,000 annually in tax revenue to the community.

More information about the DEQ Brownfield Redevelopment Program is available on the DEQ website at www.Michigan.gov/deqbrownfields.

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