

# 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

70 acres  
1,000,000 SF Total Retail Space  
Phase I 408,000 SF

## Project Cost

Phase I  
\$21,000,000

## Project Team

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

## Date Completed

October 2005

## 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 calls for 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.

The integration of all of these environmentally conscious design elements did present some challenges to the project team. JM Olson Corporation, having been experienced with numerous LEED certified designs, utilized their innovative methods and accredited staff to complete the project on schedule and within the desired budget.