

Northville Garage

202 West Main Street
Northville, MI 48167

www.garagenorthville.com

After



Summary:

The city of Northville received Brownfield Redevelopment Grant funding from the Department of Environmental Quality (DEQ) to facilitate the redevelopment of a former dry cleaner and gas station. The .45-acre site was heavily contaminated with dry cleaning solvents and petroleum products from historical operations. Grant funds were used to address the environmental impacts on the site and allow the building to be redeveloped into a popular grill restaurant called the Garage.



Before

Site Characteristics and History:

The site was developed in 1941 as a gas station, and had also been used as a dry cleaning facility. The site was used as a car service garage called Cal's Car Care from 1986 until 1993. A release of fuel and oil was found on the site. Five underground storage tanks, which originally contained gasoline, diesel fuel, fuel oil, and waste oil, were removed. Eighty cubic yards of petroleum-impacted soil was removed.

Environmental Issues and Remediation:

Prior to the start of remediation, tetrachloroethene (PCE) in the soil exceeded the levels set out in the Generic Residential Cleanup Criteria from Part 201 of the Michigan Natural Resources and Environment Protection Act 1994 PA 451, as amended. A passive soil vapor ventilation system was installed. Highly impacted soils beneath the building were excavated, transported, and disposed of. An impermeable vapor barrier was installed on the floor of the entire 6,500 square foot building, as well as in the basement walls and floor. Grant funds were utilized to remove contaminated soils under the building and to design and install a passive vapor barrier under the building.

Northville Garage

Redevelopment:

The owner has rehabilitated the existing structure and renovated the property into a restaurant. The developer retained the historical architectural design of the building in the downtown area, as well as complementing local businesses. The developer added some trees around the property to minimize runoff and heat-island effects.

Funding and Incentives:

A Clean Michigan Initiative (CMI) Brownfield Redevelopment Grant (BRG) in the amount of \$249,600 was awarded, \$246,773.07 of which was spent. Additional private investment was estimated about \$1,350,000. State funded investigation, interim response, and corrective actions addressing the petroleum products amounted to \$803,421.46.

The DEQ uses its 128a funding to support staff in developing guidelines for vapor intrusion (VI) controls. The VI guidance assisted the DEQ staff with verifying the adequacy of the remediation and controls that were implemented at this site and paid for with the BRG. Without the VI guidance, the project would not have been able to move forward, as site conditions were extremely complex and required staff to be involved during the entire remediation and redevelopment process.

Economic Impact:

The redevelopment resulted in an increase in the State Equalized Value (SEV) from \$411,740 prior to redevelopment to \$552,890 following completion of the redevelopment activities. In addition, the project leveraged approximately \$1,365,000 in private investment and resulted in the creation of approximately 25 jobs.

Social Benefits:

The restaurant known as The Garage opened in 2012. It serves American food and has a seating capacity of 244. The Garage has a charming, historic feel, which adds character to the Northville downtown area. It preserves some of the town's history by redeveloping and renovating the existing building instead of demolishing it.

Environmental Benefits:

Soils with significant PCE concentrations were removed and properly disposed of in a landfill and a vapor barrier installed beneath the building to negate unacceptable exposures to hazardous vapors, resulting in the redevelopment of the property. Reuse of the existing structure not only preserved the character but also resulted in a more sustainable development.

Additional Background on the Web:

www.garagenorthville.com