



New National Headquarters Accident Fund Holdings, Inc. Lansing, Michigan

This project involves the redevelopment of the historic Ottawa Street Station power plant into a Class A office environment to be utilized via long-term lease by Accident Fund Insurance Company of America as its new national corporate headquarters. The project site includes the power plant and spans two city blocks from Ottawa Street to Shiawassee Street, between Grand Avenue and the Grand River.

The power plant, which was decommissioned in 1992, was retrofitted with a chilled water plant and high-pressure steam distribution facility in 2001 to provide cooling for downtown businesses, but has otherwise stood in obsolescence since that time. Constructed in 1939, it is considered to be one of the finest examples of classic Art Deco architecture, with many distinctive features incorporated by Bowd-Munson, renowned architects of the period. These features include a stepped roofline, building and windows shaped to represent a stylized plume of fire, and

exterior building colors symbolizing the combustion of coal, starting with black granite at the base, giving way to purple grey in the lower masonry, and continuing to red and yellow bricks that lighten in hue as the “flame” rises.



details

Historic Rehabilitation, New Construction,
Adaptive Reuse

- National Register
- LEED: Expected Certification
- Developer: Christman Capital Development Company
- Historic Ottawa Street power station redevelopment—largest such adaptive reuse in Michigan history
- \$182,000,000
- 185,000 s.f. of historically renovated and preserved space
- 105,000 s.f. addition
- Seven-acre urban campus
- 1,000-car parking deck
- Architects: HOK, Inc. / Quinn Evans Architects
- Completion: 2011

In order to make the project financially feasible, Christman developed a public-private partnership consisting of the Accident Fund and its parent company (Blue Cross Blue Shield of Michigan), Christman, the City of Lansing, the State of Michigan, the Lansing Board of Water and Light (the current building owner), and others. This partnership will ultimately result in the largest package of public financing mechanisms ever assembled for a commercial development in Michigan, including a state job creation grant, Brownfield tax increment financing (TIF), state and federal historic tax credits, a renaissance zone, and many others.

Project highlights:

- Environmental remediation of site and building contamination, and demolition

Continued

of an existing building to the north of the power plant;

- Development of the approximately 7-acre site, including a 20-foot-wide public “linear” park along the Grand River’s edge. The new design includes improved walkways, lighting, seating and natural beautification, and is part of a \$3.2 million Clean Michigan Initiative grant administrated by the MDEQ;
- Removal of a 10,000-ton chilled water plant and high-pressure steam distribution facility currently situated within the power plant, as well as the development of a replacement facility at a new location to maintain utility services;
- Removal of a parking deck expansion spanning Grand Avenue and partially occupying the southwest corner of the project site;
- Renovation of the historic Ottawa plant, including comprehensive structural reconfiguration and abatement, to provide approximately 185,000 s.f. of office space and 34,000 s.f. of basement parking;
- Construction of an approximately 105,000-s.f. building addition, designed to complement the historic power plant, which will contain additional office space to house 400 employees, and a central energy plant; and
- Construction of a 1,000-car parking deck.



The campus will house 1,200 employees, 500 of which will be

