

NGBS GREEN CASE STUDY

COTS Peterboro



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About the Project

Project Type: Multifamily historic renovation; 56 residential units

Unit Size: 852 sq. ft.

Location: Detroit, Mich.

Certification: NGBS Green Certification – Silver Level

Website: [COTS Peterboro](#)

Project Team

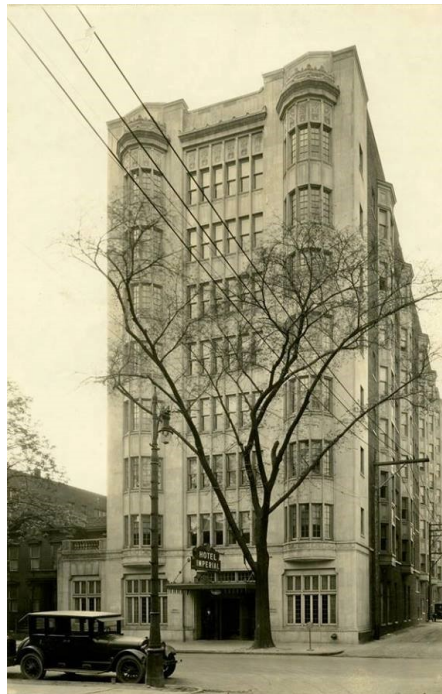
Builder: [Fusco, Shaffer & Pappas](#)

Developer: [Coalition on Temporary Shelter](#)

Verifier: [Nettie Greulich](#) and [Chris Schwarzkopf](#)

Architect: [Fusco, Shaffer & Pappas, Inc.](#)

Owner: [Peterboro Arms Apartments LDHA LP](#)



Overview

COTS Peterboro, originally the *Hotel Imperial* in Detroit Michigan, was purchased in 1983 for \$1.5 million and converted to a headquarters that offers 56 supportive units spanning eight stories, providing those with nowhere to call home a safe, and green, residence. Located just North of downtown and just West of Woodward Avenue, the Peterboro project earned a Silver-level NGBS Green Certification. Through the flexibility of the NGBS standard to accommodate unique features, the architect was able to maintain the first floor, converting the hotel lobby to shelter services, and many other memorable aesthetics, while still complying with Michigan State Housing Development Authority (MSHDA) requirements, thus reducing project costs.

Green Features/Practices

The 26 Peterboro project was the opportunity to retain unique and beautiful historical features while still boasting an energy savings of 34%, capitalizing on the smaller units (852 sq ft), the omission of gas-powered heating, the use of a series of mini splits to heat and cool the apartments, and improved water savings by 43% by upgrading the water-using fixtures and appliances. Health & Wellness features include:

- No environmentally sensitive areas disturbed by construction
- All interior common areas of a multi-unit building are designated as non-smoking areas with posted signage
- Walkable community near mass transit, retail, and restaurants to promote walking and bicycling with dedicated lanes/paved paths for bicycles
- Average density on a net developable area basis is 21 or greater dwelling units per acre capitalizing on the lot and providing ample shelter/services for those in need
- Development serves as COTS headquarters as well as providing shelter
- Existing buildings and structures were reused, modified, or deconstructed in lieu of demolition

A Green Future

Projects like COTS Peterboro are catalyzing much-needed revitalization within downtown Detroit. Historic renovation projects can inspire residents to take pride in their homes and neighborhoods, fostering further investment in the area's building stock. Affordable housing developers working in Detroit commonly seek funding through the Michigan State Housing Development Authority's (MSHDA) Low Income Housing Tax Credit (LIHTC) program to finance rehabilitation projects. MSHDA's Qualified Allocation Plan (QAP) for LIHTC funding requires funded projects to earn Silver-level or equivalent certification from NGBS Green, Enterprise Green Communities, or LEED. This requirement supports true housing affordability and helps to ensure that funded buildings are constructed for efficiency and support the comfort and health of residents.

The Verifier Voice

"For an adaptive reuse project, NGBS Green is a streamlined and practical certification process that we highly recommend to potential clients. Because NGBS Green is a compliance path for MSHDA, architects and builders are encouraged to take on vacant building projects that hit close to home. This project especially promoted the revitalization of a community, restoring a fallen upper-class hotel to a hospitable and green state for a shelter and COTS residence. We hope to see many more architects/builders take on projects like COTS Peterboro and we'll continue to encourage NGBS Green certification as a compliance path for MSHDA as an extra incentive to reduce costs."

- Chris Schwarzkopf, NGBS Green Master Verifier, Energy Diagnostics, Inc.

About the Coalition of Temporary Shelter (COTS)

The Coalition of Temporary Shelter (COTS) was founded in 1982 as a non-profit private organization seeking housing and services for the at-risk and homeless population of Detroit. Their mission "is to alleviate homelessness by providing an array of services which enable people to achieve self-sufficiency and obtain quality affordable housing."

In 1983, 26 Peterboro became the headquarters, providing emergency shelter, transitional housing and supportive services to men, women, and children alike experiencing homelessness. In the last few decades, COTS has expanded its reach and purchased two additional properties, providing permanent supportive housing in COTS West Grand Boulevard and 23 units of additional transitional housing for single women and women with children at Peggy's Place.

Why NGBS Green Certified is a better place to call home

"The National Green Building Standard (NGBS) supports our provision of service - service to our clients, service to the future resident, and service to the community. We believe designing NGBS Green Certified buildings allows for exceeding client expectations, along with environments that contribute to the overall well-being of the community."

- James T. Pappas, Architect, Fusco, Shaffer & Pappas, Inc.

