

NOVEMBER 2011

Thomas M. Cooley Law School ANN ARBOR CAMPUS



SOCIETY OF ENVIRONMENTALLY RESPONSIBLE FACILITIES

LOCATION: 3475 Plymouth Road
Ann Arbor, Michigan

OWNER: Thomas M. Cooley Law School

Adaptive reuse is an objective often cited in the green building movement. While the focus on adaptive reuse can often, and properly, be the reusing of an existing structure, the best examples of adaptive reuse sometimes lie in how a building adapts to changes in its ownership and use. The Thomas M. Cooley Law School's Ann Arbor campus has seen change throughout the years, as has the community surrounding it.

The building was originally an office and distribution center for a trucking company. Designed by renowned architect, Alden Dow, its close proximity to U.S. Highway 23 and Interstate Highway 94 made this a natural location for access by students from across southeast Michigan.

Tom Monaghan, the founder of Domino's Pizza bought the building and, in 2000, turned it into

the Ave Maria School of Law. While keeping many of the same exterior structural components, the remodeled interior features numerous examples of architect Frank Lloyd Wright's 'Prairie School' style. Wright's designs are often considered years ahead of their time in terms of green building concepts, and the interior of this building is no different.

Long halls are highlighted by handsome wood paneling and glass walls that allow light to flow in seamlessly from outdoors. Transitional spaces are minimized and gathering spaces maximized to encourage a focusing of energies. The library's



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main reading room, though large, features no ceiling lights due to an efficient use of sky lighting and ambient light from attached rooms.

When Cooley established itself in the building, it created an updated green building space. The school repainted with low-VOC paints, maintained existing HVAC systems were repaired to be more efficient, and further increased recycled carpeting; along with new, efficient lighting systems.

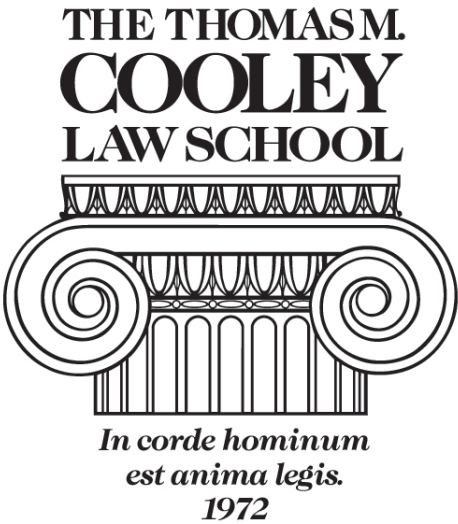


Cooley’s attention to the outdoor area was also critical. The city of Ann Arbor, Mich., was developing greener practices, like establishing carpooling and public transit hubs in the area, and it was important for Cooley to keep pace with these changes and excel. The campus renovations established a comprehensive recycling program, enhanced surrounding wetlands, and put focus on

outdoor spaces. With features like bike racks and outdoor furniture made from recycled materials, Cooley made the campus fit into the surrounding area, while maintaining its structure and charm.

Cooley’s Ann Arbor campus is an evolving and adapting example of *Practical Environmental Stewardship*™. It is a community asset with lots of history and a great future.

For more information contact:
communications@cooley.edu



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SERF affirms that with private property rights come *responsibilities* — not least of which are the responsibilities to construct, rehabilitate, and operate our homes and facilities, enhance our communities and minimize environmental impact.

SERF recognizes that protection of our environment is the duty of every steward of the land, and such stewards who act accordingly should be recognized and encouraged.

SERF holds that honest cost-benefit analysis should be applied to building improvements and systems intended to help the environment. To endure, sustainability must be affordable.

SERF is an inclusive organization which provides live and online forums for members to share methods to cost-effectively meet our goals.

SERF builds future generations of environmentally responsible property owners. Our examples and support can teach and endow future generations to live in harmony with our planet and to conserve its precious resources.

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