



build

OUTBOARD MOTOR CITY: SHIPPING-CRATE CONDOS SET SAIL

Ninety-three retired shipping containers in the Motor City will get new cargo this year—human beings.

Exceptional Green Living on Rosa Parks in metro Detroit will be a 20-unit condo complex built from empty shipping containers stacked four high atop each other.

First proposed in 2008 by Detroit-based Three Squared, the structure's development stalled following the national real estate crash. According to Three Squared CEO Leslie Horn, however, the \$3.4 million project is back on track for a 2013 construction start.

The structure will comprise units ranging in size from 850 to 1,920 square feet, which will sell for about

5 percent less than condos of a comparable size. Owners will also be able to drive down energy costs by up to 80 percent, due to energy-saving features like tankless water heaters and ductless heating and air systems.

Designed by Detroit-based architect Steven Flum, the project, on a lot near Wayne University, is a rare find in America. Throughout Europe, shipping containers have been used extensively to create housing and office spaces. Proponents say it's a great way to recycle empty containers in port cities worldwide, because many shippers find them too expensive to send back to their ports of origin.

