

BEFORE





Capitol Theatre Redevelopment

140 East Second Street, Flint,

COMPLETED 2017

Project overview

The Capitol Theatre opened in 1928 at the height of the roaring '20s in downtown Flint. As the auto industry decentralized and retail and entertainment destinations moved to the suburbs, the Capitol Theatre fell on hard times. After years as an occasional rock concert venue, it closed in 1996 and stood vacant for twenty years. The project revitalized the Capitol Theatre, located in the heart of downtown Flint, returning it to service as a cultural and entertainment destination. The restored property contains a 1,800-seat community theater and more than 21,000 square feet of office space. The project went on to receive a 2019 Governor's Award for Historic Preservation from the State Historic Preservation Office (SHPO).

Project details

In 2015, nonprofit group Uptown Reinvestment Corporation joined the Flint Cultural Center Corporation to rehabilitate and reopen the Capitol Theatre with the common goal of bringing expanded education and entertainment back to downtown Flint. The theater has undergone a full redevelopment including new mechanical, electrical, and plumbing. The historic interior finishes and furnishings were repaired and painted, and all new theater equipment was installed. The marquee was repaired, as well as the masonry, and the decorative terra cotta surrounding the windows. Local artisan painters and plasterers recreated interior finishes based on extensive paint analysis and historical photographs.

The Capitol Theatre is referred to as "the community's living room" and provides a fully renovated hub of mixed-use activity including multiple commercial uses, an entertainment venue, and food and beverage service. The theater is expected to draw between 60,000 and 80,000 patrons per year, bringing significant foot traffic and economic activity to the downtown area.

Historic Preservation Tax Credit value: \$6.1 million

MEDC investment: \$5.5 million Michigan Community Revitalization
Program performance-based equity investment.

Private investment: \$31.4 million

Jobs created: 82

