

BEFORE





APARTMENT

Corktown Redevelopment

2128 Trumbull Avenue, Detroit

COMPLETED 2019

Project overview

Trident Corktown LLC has invested \$43.8 million to complete a large-scale infill development and a historic rehabilitation of the three-story Checker Cab building in the historic Corktown neighborhood of Detroit, located on the east side of Trumbull Avenue across from the former site of the baseball stadium where the Detroit Tigers played from 1912–1999. In addition to the rehabilitation of the Checker Cab building, the project also includes new construction of four mixed-use buildings on three acres of property with first-floor retail space and upper-floor residential space, and four multi-story townhome units. As a result, the Michigan Strategic Fund board approved a \$6.9 million Michigan Community Revitalization Program investment that went toward the project. The project has generated a total capital investment of \$43.8 million and created 50 full-time jobs, largely associated with retail and building management.

The project included the rehabilitation and new construction on three acres of property at 2026, 2120, 2126, 2130 Trumbull Street; 1355, 1406, 1410, 1416, 1426, and 1434 West Elizabeth Street; and 2110 and 2128 Eighth Street in Detroit. The project is the redevelopment of the three-story historic Checker Cab building into a mixed-use building containing 52 residential units, first floor commercial space, and approximately 95 parking spaces; new construction of a four-story, mixed-use building containing 45 residential units and first floor commercial space; new construction of a five-story mixed-use building with approximately 40 residential units and first floor commercial space; new construction of two three-story buildings on either side of the existing UFO Factory event center building containing 10 residential units and first floor commercial space; and new construction of four three-story townhomes. The residential units provide 20 percent of the units at rental rates target at residents below 80 percent of area median income (AMI). This project is Phase I of a multi-phase project planned by the development team between Trumbull Avenue and Brooklyn Street.

MEDC investment: \$6.9 million Michigan Community Revitalization Program investment

Private investment: \$43.8 million

Local investment: \$7 million

Jobs created: 50