

BEFORE





Woodward Place Condominiums Phase II

5734 Woodward Avenue, Detroit

COMPLETED 2016

Project overview

5734 Woodward LLC was awarded a \$240,625 performance-based grant to historically redevelop a three-story building located at 5734 Woodward Avenue in the city of Detroit to include two retail units on the first floor and two residential units on the remaining floors. The project is located along a high impact corridor in the north end of Midtown. In total the project has created 10 full-time and 30 part-time jobs with total capital investment of \$1,565,200.

Each retail space is 1,461 square feet, and each residential units is 1,011 square feet. The building is 4,900 square feet total. After demolition, renovations included exterior masonry repair, interior framing, new sewer, water, gas and electrical service connections, complete mechanical, electrical and plumbing, new roof and windows, insulation, stairwells, life safety improvements, and parking lot paving and security lighting. The commercial units are built to white-box. The residential units are fully built out with stainless steel appliances, washer/dryer, and a patio/deck. A total of eight parking spaces are provided; one for each residential unit and six for the commercial.

In September 2013, the building was struck by lightning, knocking a 25-foot hole in the South side of the façade causing brick and debris to be pushed to the interior of the building triggering a partial collapse of the structure. The city threatened to demolish the building, but the developer was able to halt the process in order to put a redevelopment plan together.

The City of Detroit supported the project with a Neighborhood Enterprise Zone tax abatement.

The development offers sustainable elements including thermopane energy efficient metal clad wood windows which also meet the National Park Service standards. The insulation exceeds energy guidelines. The project used interior and structural materials supplied from recycled, reused, salvage wood and masonry components. Each unit is serviced by the most efficient natural gas/HVAC available. All the masonry removed during the demo and stabilization phases were salvaged and stored offsite for use in reconstruction.

The building was originally built in 1907 and has lots of historic character. The developer kept this character in mind when rehabbing the building according to Secretary of Interior Standards.

MEDC investment: \$240,625 Community Revitalization Program grant

Private investment: \$1.5 million

Jobs created: 10