

BEFORE





Parcels A + B

251 Alfred Street, Detroit

COMPLETED 2019

Project overview

The project included the infill development of an approximately 8.4-acre site within the Brush Park Historic District between John R, Edmund Place, Brush Street, and along both sides of Alfred Street in the city of Detroit. The overall project included the restoration of three existing historic residential structures and the construction of 24 new buildings. The project was supported with approximately \$15.8 million of Brownfield Tax Increment Financing and \$7.5 million Community Revitalization Program loan. In total, the project resulted in over \$100 million in private investment and created 26 full-time equivalent new jobs.

The Michigan Community Revitalization Program Award was utilized to fund one phase of the overall project which was the redevelopment of the “440 Alfred Street” site. The 440 Alfred Street site is comprised of seven parcels that total nearly one acre, located on the southeast corner of the overall City Modern project site. The proposed project was undertaken by City Modern 440 Alfred Street LLC and Brush Park Development Company Phase I LLC, whose parent company is Bedrock Real Estate Services.

The overall City Modern project has resulted in over 420,000 gross square feet of new or rehabilitated housing consisting of 408 units, both for sale and for rent. Residential building typologies range from two to six stories and include approximately 25,000 square feet of ground floor retail. There is public green space throughout the project area. The project is located in a primarily residential part of the neighborhood, although it is just one block from the Woodward Avenue commercial center.

The 440 Alfred Street site is a portion of the overall project that consists of an apartment building that sits on the southeast corner of the overall City Modern site. The building contains approximately 69 residential units above approximately 7,874 square feet of retail space and two levels of sub-grade parking consisting of approximately 136 parking spaces in total. The sub-grade parking supports much of the overall City Modern project’s residential and transient parking needs.

MEDC investment: \$15.8 million State Brownfield Tax Increment Financing;
\$7.5 million Community Revitalization Program

Private investment: \$100 million

Local investment: \$1.8 million Commercial Rehabilitation Act;
\$9.7 million Local Brownfield Tax Increment Financing

Jobs created: 26