

# BEFORE





# Woodward Willis

4209 Woodard Avenue, Detroit  
2016

## Project overview

Woodward Willis LLC is a wholly owned subsidiary of Midtown Detroit Inc.'s affiliate, University Cultural Center Association. Woodward Willis constructed a three-story, 28,000-square-foot building that is a mix of commercial office space on the top two floors and commercial retail space on the first floor. The urban infill project redeveloped a blighted property on the corner of Willis Street and Woodward Avenue in Detroit. The project has generated \$6.4 million total capital investment and created 100 jobs. As a result, the project has received a Small Brownfield Michigan Business Tax Credit in the amount of \$407,532 and a \$745,000 Michigan Community Revitalization Program performance-based grant.

The property is located on a half-acre site at 22 and 34 West Willis Street and 4209 and 4219 Woodward Avenue. Tenants include a national chain restaurant on the first floor, Lawrence Technological University's new Art and Design Center and Urban Land Institute Michigan chapter on the second floor, and Quinn Evans, a local architecture firm, on the third floor.

Creating a new anchor along the Woodward Avenue Corridor M1 light rail line, the Woodward Willis project has transformed a vacant plot of land into a signature development in Midtown Detroit, filling in an essential gap in the existing street wall. The project complements the city's and Midtown Detroit Inc.'s "North Cass Strategy," which has the goal to mitigate blight and spur redevelopment in the North Cass neighborhood. Specifically, the project supports Midtown's strategy to introduce more mixed-use developments into the neighborhood, increasing density, and the creation of a pedestrian-oriented environment along the Woodward-Cass Avenue corridor.

**MEDC investment:** \$745,000 Michigan Community Revitalization program performance-based grant; \$407,532 Small Brownfield Michigan Business Tax Credit

**Private investment:** \$6.4 million

**Local investment:** \$2.2 million in Commercial Rehabilitation Act tax abatement

**Jobs created:** 100