

BEFORE





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624

AFTER

El Moore Building

614 West Alexandrine Street, Detroit

2016

Project overview

This project was originally approved December 20, 2006, to rehabilitate the historic El Moore apartments for residential use. It is located two blocks west of Woodward Avenue on Alexandrine Street in the heart of the Midtown neighborhood in Detroit. Due to the economic downturn of the late 2000s and subsequent bankruptcy of the developer, the project was not initiated. A new owner, who had also recently completed the Green Garage cooperative working space across the street, purchased the building and completed a different concept for the redevelopment of the building. The developer added two additional parcels of adjacent land to the project.

The new concept, and what was ultimately realized on the site is the El Moore Greens, a redevelopment based on sustainability, recycling of materials, public involvement and community building through urban agriculture demonstrations. The El Moore building was renovated into six urban lodge units available for short term rental, a manager's apartment on the first floor, 13 annual rental apartments on floors two through four, and four newly constructed apartments on the rooftop. The project involved the rehabilitation of windows, roofing, and mechanical systems, and the building underwent a green renovation including geothermal heating and cooling, solar panels, storm and gray water harvesting, and waste composting systems. Finally, the project included new construction of an elevator to address accessibility concerns.

In addition to the building renovation, the surrounding property was built out with greenhouses, urban agriculture infrastructure, a community green space and a four-season retail building that sells locally produced cottage and agricultural products, growing the interest of sustainability and urban agriculture and engaging them in assisting with maintenance of the grounds.

MEDC investment: \$763,000 in Michigan Brownfield Tax Credit;
\$2.1 million in Brownfield Tax Increment Financing

Private investment: \$6.9 million

Local investment: \$469,000 in local Brownfield Tax Increment Financing and
Obsolete Property Rehabilitation Act abatement

Jobs created: 2