

# BEFORE





# The Coe at West Village

1462 Van Dyke Street, Detroit

2017

## Project overview

Coe Van Dyke LLC was awarded a \$730,933 MCRP performance-based grant that supported the construction of The Coe at West Village, a mixed-use building located at 1462 Van Dyke Street and 8030 Coe Avenue in Detroit, which includes approximately eight 1,760-square-foot, three-story, market-rate residential units with garages, and four one-story residential units which average approximately 712 square feet. In total, the project includes approximately 17,805 square feet of market-rate and affordable residential units. The building also contains first floor commercial space, totaling approximately 1,220 square feet, and a five-vehicle parking lot. The project has resulted in a total capital investment of \$3,997,650.

The project is located in the historic West Village neighborhood. The project is one of the first MSF supported projects in a target Detroit commercial district and is also the first project supported by Invest Detroit's Strategic Neighborhood Fund initiative.

Woodborn Partners, in conjunction with Invest Detroit, sponsored the Coe Van Dyke LLC entity that executed the project. Woodborn Partners was also the co-developer of The Scott at Brush Park, a mixed-use project which was awarded an MCRP loan from the MSF and had previously been awarded a Large Brownfield MBT Credit and Act 381 Work Plan.

**MEDC investment:** \$730,933 Michigan Community Revitalization Program grant

**Private investment:** \$3.2 million

**Local investment:** \$236,700 in the form of a Public Act 210 Commercial Rehabilitation Tax Abatement

**Jobs created:** 5 full-time jobs