

BEFORE



SUBWAY

SUBWAY

220



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220 Congress

220 Congress Street, Detroit

COMPLETED 2019

Project overview

220 Congress has redeveloped a long-underutilized office building in Detroit's Financial District. The project has resulted in a five-story, mixed-use space with first-floor retail and restaurant space. The second through fifth floors will be modernized for use as incubator-style and co-working office spaces, which will cater to the needs of the tech and creative industries.

The total project is 35,000 square feet with a 3,000-square-foot green alley along the west side of the building. The total investment for the project was \$6.1 million; \$988,415 was approved in state brownfield tax increment financing to eliminate brownfield conditions on the site.

The project was undertaken by 220 West Congress Detroit, a single use LLC under Basco of Michigan Inc. The redevelopment included significant rehabilitation work to both the interior and exterior of the building to prepare it for new commercial use. The original historic façade of the building was removed in the 1970s and replaced with modern steel skin which had since become outdated. The steel skin was refinished to allow for an aesthetic that fits with the neighborhood. Lead and asbestos abatement was necessary prior to demolition activities in order to protect human health. Demolition activities were necessary to reconfigure utilities and provide a modern and efficient reuse of the space. Infrastructure improvements included replacement of existing sidewalks, curbs and gutters, as well as activation of the alley, which is adjacent to first-floor commercial. The alley has improved functionality and aesthetics with pavers, seating, and lighting to support the tenants.

MEDC investment: \$988,415 state Brownfield Tax Increment Financing

Private investment: \$6.1 million

Local investment: \$90,000 local Brownfield Tax Increment Financing;
Obsolete Property Rehabilitation Tax Exemption with
an anticipated value of \$1.3 million

