

BEFORE



AFTER

Woodward Garden Block

3919–3965 Woodward Avenue, Detroit

COMPLETED 2014

Project overview

The Woodward Garden Block Development involved the revitalization of one of the last derelict blocks located on Woodward between Mack and Warren. The four-phased redevelopment began in 2007 with the construction of a 302-space parking deck, and continued with the historic rehabilitation of the Blue Moon Building. New construction of a three-story mixed-used office building followed in 2008. The final phase began in 2012 with renovation of the historic Garden Theatre, which reopened in 2013, and the new construction of a five-story mixed-use residential building. Construction was completed and leasing began in 2014, thus finishing the restoration of an entire city block.

With plentiful sidewalk access on one of Detroit's busiest streets, these Woodward properties provide the perfect opportunity for ground floor retail space. The reopened Garden Theatre creates a cultural destination for people in and outside Detroit, further expanding foot traffic in this Midtown neighborhood.

MEDC investment: \$4,980,197 MBT credit (approved FY09)

Economic Development Corporation of the city of Detroit: \$750,000 Loan Participation (approved FY12)

Private investment: \$44,538,540

Local investment: HUD Section 108 Loan, Obsolete Property Rehabilitation Act, The Kresge Foundation support

Jobs created: 380

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