

# BEFORE





# Shoppes at Woodward

6568 Woodward Avenue, Detroit

COMPLETED 2018

## Project overview

Shoppes at Woodward LLC, 6568 Woodward LLC, and the University Cultural Center Association were awarded a \$750,000 MCRP performance-based grant to rehabilitate a historic building in the New Center Commercial Historic District into 9,600 square feet of first-floor commercial, 8,000 square feet of office space on the second floor, and 10 third-floor residential units. The project has created roughly 37 full time equivalent jobs and resulted in a total capital investment of approximately \$6,554,857.

The project is located on Woodward Avenue and Grand Boulevard. The 10 residential units are mixed-income, with 30 percent of the units at 60 percent area median income to ensure they are affordable residential opportunities for this area. The first floor will be TechTown for flexible office space. The second floor is occupied by the Robert Wilson Foundation as their primary location.

The building was constructed in 1896 and had some modifications in the 1940s and 1950s. The project restored the exterior building to its 1940s vintage style including storefronts, historically replicated exterior windows and vintage style awnings on the ground floor. On the interior, the tin ceiling located in the corner commercial space was restored and the historic corridors were maintained. The residential portion of the work was done using the existing footprint and designed around the historic elements.

**MEDC investment:** \$750,000 Michigan Community Revitalization Program performance-based grant

**Private investment:** \$6.5 million

**Local investment:** \$502,451 in Obsolete Property Revitalization Act Abatement

**Jobs created:** 37