

BEFORE





Old Towne Center

147 East Eighth Street, Traverse City

COMPLETED JULY 2015

Project overview

The once underutilized property hosted a single-story residential structure surrounded by larger redevelopment projects. This property is located within a highly visible intersection for a primary thoroughfare within downtown Traverse City. Adjacent to the site, the J. Socks Construction team redeveloped a similar property which is fully leased and a successful contribution to Traverse City's Old Town.

The development team worked with the Grand Traverse County BRA to redevelop the site to accommodate 4,000 square feet of commercial space, seven residential condominium units and underground parking. Additionally, the site brought all new infrastructure to the intersection along the Eighth Street corridor with buried utilities, new sidewalks, streetscaping, curb and gutter, as well as implemented low-impact design elements to address onsite stormwater management through a green roof-system. This project is a great example of how redevelopment can both complement the needs of the community while blending in with the character of the surrounding building stock.

MEDC investment: \$308,044 (Act 381 Work Plan)

Private investment: \$2,816,834

Jobs created: 7