

BEFORE





CityZen

637 Michigan Avenue, Grand Rapids

COMPLETED 2018

Project overview

Third Coast Development redeveloped this brownfield site to create a new four-story mixed-use building, containing 5,500 square feet of ground floor retail space and 42 micro-apartment units. Historically, this site hosted a variety of uses, including a shoe repair shop, laundromat, radio and television company, and most recently, a church. This project provides “missing middle” housing, in which the rents are targeted towards individuals earning approximately 80 percent of area median income, or \$42,960 in the city of Grand Rapids. The additional residential density added by this project will be catalytic in further supporting the growing Michigan Street Corridor. This project included collaboration with City of Grand Rapids and Michigan Community Capital.

MEDC investment: \$423,757 Brownfield Tax Increment Financing

Private investment: \$6,837,687

Local investment: \$251,322 Brownfield Tax Increment Financing:
\$435,000 Neighborhood Enterprise Zone

Jobs created: 12