

Midtown Detroit, Inc. Efforts in the North & South Cass Neighborhoods

(updated February 2016)

Over the past five years, Midtown Detroit, Inc. (MDI) has seen an incredible amount of investment and activity taking shape in the Midtown core. As part of this renaissance, MDI's role has been critical in aligning many of these efforts. Below is a synopsis of the various ways MDI has assisted the ongoing efforts.

(Note: This document only covers the work MDI has done in the North Cass and North South neighborhoods of Midtown. MDI is also actively working in the following neighborhoods: New Center, TechTown, Wayne State University, Art Center, Medical Center and Brush Park.)

Infrastructure

- Raised \$4.5M for Cass upgrades (underway) which includes new decorative LED street and pedestrian lighting, bike lanes and sidewalk replacement.
- Developed a Dog Park in conjunction with Shinola.
- Constructed five Green Alleys to create safer, better lit pedestrian ways.
- Converted Second and Third Avenues to two-way with bike lanes; working with the City to add a crosswalk at Second & Canfield.
- Renovated Redmond Park.
- Built a Community Garden on Second Avenue with local residents.
- Added unmetered parking along north side of Hancock from Woodward to Third.

Beautification & Maintenance

- Provide Operation Clean services twice a week to pick up trash and debris.
- Landscaped and maintain over 20 medians and flowerbeds along Warren, Mack, and Anthony Wayne Drive.
- Provide graffiti removal and power washing services throughout the neighborhood.
- Replaced the Canfield historic sign for the W. Canfield Association.

Programs

- Facilitated over 1,500 new residents moving to Midtown through the Live Midtown and Live Downtown programs.
- Working with community stakeholders and the City of Detroit to develop a residential parking permit program (underway).
- Invested \$100,000 in storefront renovations for a concierge program called "Midtown @ the Max".

Real Estate & Development

- Donated two lots to the El Moore for construction of a greenhouse.
- Provided a \$500,000 backstop to Cass Corridor Neighborhood Development Corporation (CCNDC) for the 47-unit Cass Plaza affordable housing project (underway).

- Facilitated \$400,000 in grant funding for CCNDC for office enhancements, storefront renovation and exterior upgrades (underway) .
- Sold former Chungs restaurant to a local restaurateur.
- Sold former Agave to HopCat, resulting in over \$4M in investment.
- Facilitated senior debt financing for Iconic Building (Cass/Peterboro) redevelopment which includes a tattoo parlor, a craft beer store, specialty bike store, and a soon to open restaurant.
- Moved the MDI office to support Woodward Garden Block Development and recruited Great Lakes Coffee.
- Purchased and raised \$3M in equity for the Strathmore Apartments mixed-income development (52 units of the 129 are affordable).
- Built a new 30,000 SF office building at Woodward/Willis that houses Lawrence Technological University's Design studio and other non-profit users.
- Facilitated a \$325,000 grant for build out of commercial storefronts in the Auburn.
- Raised \$300,000 in emergency grant funds for a new roof and to stabilize the building at the Forest Arms immediately after the fire.
- Facilitated redevelopment of the historic Sherbrooke Apartments (located at the southwest corner of Hancock/Second) and invested \$350,000.
- Raised senior debt and state CRP funding for the renovation of the historic 678 Selden property.
- Facilitated two public neighborhood meetings to review the proposed rezoning in Midtown (tentatively scheduled to be reviewed by City Council in March).
- Purchased the former Tomboy's Market for retail development and gallery.

Business Support & Development

- Sponsor a Grocery Transportation Program with locally owned EZ GO Transportation for residents to access local grocery stores and pharmacies.
- Leasing off street parking for the Cass/Canfield retail & restaurants during rail construction.
- Provided Façade and/or Security Matching Grants to the following:
 - 3153 Woodward
 - 3420/3550 Lodge
 - 3980 Second
 - 4130 Cass
 - 4160 Cass
 - 437 W. Forest
 - 445 W. Forest
 - 4707 Woodward
 - 4732 Third
 - 4747 Woodward
 - 55 W. Canfield Association
 - 8 Degrees Plato
 - Art Loft

- AYV
- Bob's Classic Kicks
- Bronx Bar
- Canfield Lofts Association
- Canine to Five
- Carhartt
- Cass & Ferry Apartments
- Cass Café
- Cass Corridor
- Cinema Detroit (underway)
- City Bird
- City Sculpture Park
- Detroit Bike Shop
- Detroit Community Mental Health
- Detroit Design Studio
- East Michigan Environmental Action Council
- Go! Sy Thai
- Great Lakes Coffee
- Green Garage
- HopCat
- Hugh
- Iconic Building
- Jolly Pumpkin
- La Feria
- Little Asia Mart
- Lovio George
- Mac n' Brewz
- Maccabees in Midtown
- Marcus Market
- Midtown Interior Finishes
- Motorcity Brewing Works
- Motown Montessori
- Nest
- Nine on Third
- Nora
- Patrick Thompson Design
- Selden Standard
- Shangri La
- Simone DeSousa Gallery
- Source Booksellers

- The Auburn
- The Brentwood
- The Peterboro
- The Whitney
- Negative & Print
- Thrift on the Avenue
- Treat Dreams
- Union Street
- Venn Manor Condo Association
- WILL Leather Goods
- Woodward Garden Theater
- WSU Press
- Yoga Shelter
- Provided business support for the following:
 - Avalon International Breads
 - AYV
 - Bob's Classic Kicks
 - Bikram Yoga
 - Goodwells
 - Maccabees in Midtown
 - Midtown Interior Finishes
 - Pho Lucky
 - Richard Bennett Gallery
 - Simone DeSousa Gallery
 - Source Booksellers
 - The Block (formerly Grille Midtown)
 - The Whitney
 - Thrift on the Avenue
 - Union Street
- MDI has circulated funding for the Business Mitigation program by contracting with local businesses for services to ensure the dollars are spent locally (over 20 businesses have been contracted).

Events, Marketing & Communication

- A sponsor of Slow Roll 2015.
- Funded the Small Business Passport Program.
- Lead funder of Marche du Nain Rouge.
- Produce major community events including Noel Night, Dlectricity, New Center Park and Art X Detroit (all free to the public). \$500,000 annually is spent by MDI supporting local artists, support staff, and art organization.

- Funded numerous W. Willis Block Parties.

Upcoming Efforts

- Construct a neighborhood community play lot.
- Façade program (pipeline):
 - 29/41 Street Food
 - Advance Plumbing
 - Alley Wine Bar
 - Cinema Detroit
 - Detroit Clothing Circle
 - Former Willis Show Bar/Blossoms
 - Jumbos
 - Majestic Theater
 - Print and Ship
 - Rock City Eatery
 - Shipyard
 - Third Bar
 - Third Wave Music
 - Yoga Lab