

WAYNE STATE UNIVERSITY



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Serving as an Anchor

WSU has embraced its role as an anchor institution in Detroit in several ways. First, the University has invested in community redevelopment. Midtown Detroit currently has a 97% occupancy rate for rental housing. As a major land owner in Midtown, WSU looks for creative ways to increase available housing stock, not only for the campus community, but the broader community. In 2007, the University entered into its first ever partnership with a private developer to build [Studio One Apartments](#), the first phase of its [South University Village plan](#). With 128 market-rate apartments and ground floor retail on Woodward Avenue just east of WSU, Studio One helped [transform an underutilized asset](#) into new housing and retail for the community and was recognized by Crain's Detroit Business as the [2008 Real Estate Development of the Year](#). In November 2013, WSU's Board of Governors approved the selection of a developer to build [phase two of South University Village](#) at the corner of Cass Avenue and Canfield Street. When completed in 2016, this nine-story, mixed-use development will offer nearly 250 units of market-rate apartments, 19,000 square feet of retail space, a hotel with capacity for 120 guests, and a conference center that will accommodate up to 300 people. With rental occupancy rates at 97% in Midtown, the Cass & Canfield development will add much-needed supply to the growing neighborhood.



New development at Cass and Canfield

In addition to adding new residential and retail space to Midtown, WSU is also working on a collaborative research space provisionally named the [Multidisciplinary Biomedical Research Building](#). A \$93 million project, the building will feature nearly 200,000 square feet of space for about 500 researchers and staff and 68 principal investigators. It will include wet and dry laboratories, faculty offices and common areas, as well as clinical space. In partnership with the Henry Ford Health System, several schools and colleges throughout the University will conduct research at the facility, including: The School of Medicine, the College of Engineering, the College of Liberal Arts and Sciences, the School of Social Work, and the Eugene Applebaum College of Pharmacy and Health Sciences. The development of the MBRB is unique in that it will include the reconstruction of the former Dalglish Cadillac building on Cass Avenue, a historic Detroit structure designed by renowned architect Albert Kahn. A new 70,000-square-foot addition facing Woodward Avenue will be a companion to the Kahn building. The building is [scheduled to open in 2015](#), and will, in addition to its important contributions to research in urban health challenges, help rebuild and activate the street wall along both Woodward and Cass Avenues, two key thoroughfares in Detroit.

The University also supports community redevelopment through its partnership with [Midtown Detroit, Inc.](#) (MDI), a non-profit community development corporation whose work supports the Midtown neighborhood's growth and promotes it as a vibrant, safe, and attractive place to

live, work, and visit. WSU provides \$500,000 in annual funding to MDI to support activities benefiting the entire community such as district planning, real estate development, district marketing, and special events. WSU provides an additional \$200,000 annually to MDI for the [Live Midtown](#) program, a partnership with Henry Ford Health System and Detroit Medical Center to provide residential incentives for full-time employees to purchase, rent, or rehabilitate a home in Midtown. The University has made a five-year, \$1 million commitment to support Live Midtown, which is in its fourth year. To date, the Live Midtown program has attracted 1,600 new residents and retained 1,000 residents over a wide range of ages, races, employment categories, and incomes. The Live Midtown program has been so successful that it has [expanded to the Boston Edison neighborhood](#), about one mile north of Wayne State's main campus. This will help stabilize another Detroit neighborhood, expanding the benefit of the University's investment far beyond the boundaries of campus.

The University invests a significant amount of its General Fund resources in providing public safety not only to its main and medical school campuses, but to the surrounding Midtown, New Center, and Woodbridge neighborhoods. In Fiscal Year 2014, the University allocated \$5,228,000 to the [Wayne State University Police Department](#) (WSUPD), a 59-member, fully commissioned police force. Since 2009, WSUPD has adopted a proactive, data-driven approach to policing that has resulted in a more than 60% drop in serious crime in Midtown, which has played a role in [attracting new residents and businesses](#) to the neighborhood.



Wayne State University Police in the community.

WSU is also a partner in the [M-1 Rail project](#), a 3.3 mile streetcar that will connect Downtown Detroit with the New Center (Midtown Detroit is located between these two neighborhoods). M-1 Rail is an unprecedented public-private partnership. Fifteen donors, including the University, have contributed \$100 million to the project, or over 70% of the project's costs. The remaining \$40 million will be paid through federal transportation funds. In addition to serving as a public transportation connection along the Woodward Corridor, M-1 Rail is expected to [spur millions of dollars in additional investment and development](#) throughout greater Downtown, including Midtown.

Whether investing in real estate development, public transportation, or public safety, WSU has demonstrated its commitment to helping create a community where people want to live, create and take jobs, raise their families, participate in civic life, and contribute to the overall advancement of Detroit. Through its many partnerships and collaborations with the public, private, and philanthropic sectors, as well as its ability to respond to the diverse needs of the community, WSU is a catalyst for economic growth not only in Midtown, but Detroit and the rest of Southeast Michigan.