

Excel-Artswalk LDHA LP, the Enterprise Group of Jackson, Quinn|Evans Architects, and Fryling Construction Company for the Rehabilitation of the Former Michigan State Prison Cell Blocks and Dormitory, Jackson

When the Department of Veterans and Military Affairs sold the Jackson armory in 2005, the State Historic Preservation Office received an easement on the property, ensuring the office's involvement and review of redevelopment at the site. The only vision that many people could see in the site was a brick hulk. The 19-acre site includes 250,000 square feet of historic prison buildings and a stunning 25-foot-high turreted stone wall forming the perimeter of the property. The Enterprise Group of Jackson saw great potential for "Cool." Developer Peter Jobson, Quinn|Evans Architect, and Fryling Construction partnered with the group to rehabilitate the armory as an arts community. The resulting Armory Arts Village is a bold, innovative project using the arts, culture, creativity, and innovation as a catalyst for invigorating and reinventing the community. The project was declared a Cool Cities project in 2004, resulting in a \$100,000 Cool Cities Catalyst Grant, which also provided a number of other grants to the city as a result of the Cool Cities designation. The developer also received an award of Low-Income Housing Tax Credits.

Major rehabilitation work involved stabilizing the towers, cleaning and repairing masonry, and restoring the windows. In addition, interior space has been converted to artist apartments and work spaces. Through a combination of adaptive reuse of the historic prison buildings and compatible new development on the site, this unique place, representing \$26 million in investment in Michigan, has been transformed into Armory Arts Village.

