



DOWNTOWN  
DETROIT  
PARTNERSHIP

# 2019 DOWNTOWN DETROIT DEVELOPMENT UPDATE







Recently Completed Developments

Current Developments

Pipeline Developments

Other Investments



Greektown



Park/Public Space



Business Improvement Zone (BIZ)



QLine Route and Station



People Mover Route and Station



MoGo Bike Station

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In the midst of a transformational building boom, Detroit is a rapidly-changing, dynamic city and a hotspot for new development.

This Development Update report is published by the Downtown Detroit Partnership (DDP) with support from the Downtown Detroit Business Improvement Zone (BIZ). The report features recently completed projects in the city's central core, as well as those currently under construction. DDP is also featuring an overview of future projects that are in the pipeline for the next phase of Detroit's phenomenal growth.

Public, private and philanthropic partnerships continue to drive Detroit's growth and the pace of development. This structure is propelling the city's economic revitalization at a development pace that is transformative yet sustainable.

Throughout Downtown, the year 2019 marked a move toward a more pedestrian-friendly environment, as evidenced by the emergence of several new alleyway developments. Downtown Detroit's parks and public spaces, programmed and managed by DDP, offer new seating options, improved landscaping, implementation of a comprehensive recycling program and many more amenities.

The Downtown Detroit Business Improvement Zone celebrated its five year anniversary. This major milestone was celebrated in Campus Martius Park. The BIZ was established in 2014 and has since supported a clean, safe and vibrant Downtown for property owners, businesses, residents and employees.

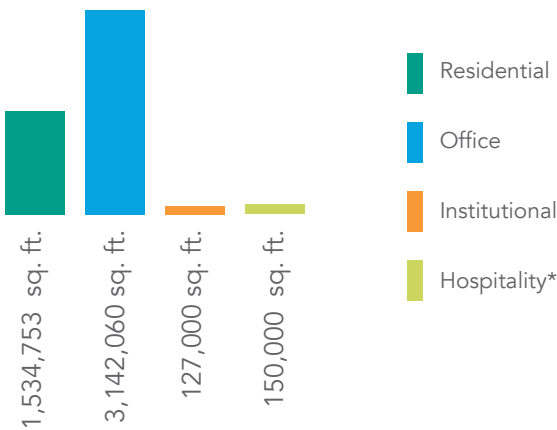
*\*The Development Update is not intended to be an exhaustive project list, but an exciting snapshot of both recent, and soon-to-be, developments.*



TOTAL FLOOR AREA

4,953,813

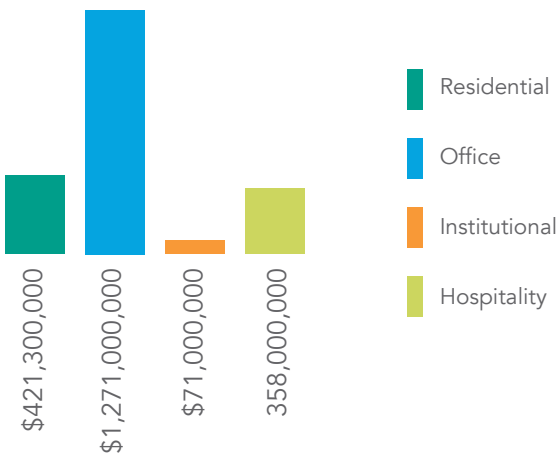
square feet being developed



TOTAL INVESTMENT\*

\$2,121,300,000

invested in projects under construction or finished this year



RESIDENTIAL STATISTICS

1,551

residential units in current projects

2,257

estimated number of residential units across 10 projects\*

5,590

Downtown residential units (including the number under construction this year)

*\*Projected numbers are subject to change. Some project details are unknown and excluded from the total.*





# RECENTLY COMPLETED DEVELOPMENTS



## MIXED-USE RESIDENTIAL

### 139 Cadillac Square

#### 139 Cadillac Square

Formerly known as the Lawyers Building, the recently rehabilitated 10-stories of 139 Cadillac Square was built in the early 1920's, previously serving as offices for lawyers frequenting the Old Wayne County Building across the street. A \$9 million historic renovation in 2017 turned the structure into a 45-unit apartment building with a Chicago School style of architecture.

#### COMPLETED

August 2019

#### DEVELOPER

Ferlito Group and  
Tringale Development

#### DOLLARS INVESTED

\$13.5 million

#### SOURCES OF FINANCING

Construction loan, Historic  
Tax Credits, private  
resources

Source: Ferlito Group



## OFFICE

### The 751/ Marx Moda

#### 751 Griswold Street

Originally known as the Olde Building, the 751 was designed for Detroit's First State Bank in 1924 by architect Albert Kahn. In April 2018, Marx Moda, an officer designer and furniture dealer, opened its official headquarters in The 751, which is in Detroit's Financial District. The design of the building was a collaborative process that resulted in office spaces. The interior renovation pays homage to the past, while creating an efficient, forward-thinking spaces for the future.

#### COMPLETED

March 2018

#### DEVELOPER

Basco Detroit

#### DOLLARS INVESTED

\$7 million

#### SOURCES OF FINANCING

Historic Tax Credits, Obsolete Property  
Rehabilitation Act (OPRA), Michigan  
Economic Development Corporation's  
Community Revitalization Program  
(CRP) commercial bank loan, private  
resources

Sources: Basco Detroit and Gensler





**OFFICE**

# 1515-1529 Woodward

1515-1529 Woodward Avenue

In 2016, Bedrock acquired two mid-rise buildings located at 1515-1529 Woodward Avenue, originally designed by the renowned Detroit architect Albert Kahn. The two properties contain approximately 114,000 square feet, including frontage on Woodward Avenue designated for first-floor retail space. In April of 2019, LinkedIn opened its first new U.S. office in 10 years for its 50 employees at 1515 Woodward, which is also known as the historic Sanders Building.

**COMPLETED**

November 2018

**DEVELOPER**

Bedrock

**DOLLARS INVESTED**

Undisclosed

**SOURCES OF FINANCING**

Undisclosed

Sources: Bedrock, Crain's Detroit Business, and Detroit Free Press

**RESIDENTIAL**

# David Stott Building

1150 Griswold Street

The historic David Stott Building was constructed in 1929, resembling architecture from the pre-depression era. Located in the heart of Capitol Park, the building is near an ever-increasing variety of shops, restaurants and attractions. This 38-story landmark building houses residents and community amenities, with commercial tenants and ground-floor retail coming soon.

**COMPLETED**

September 2018

**DEVELOPER**

Bedrock

**DOLLARS INVESTED**

Undisclosed

**SOURCES OF FINANCING**

Undisclosed

Sources: Bedrock and The Detroit News

**INSTITUTIONAL**

# Church of Scientology

One Griswold Street

The Los Angeles-based church recently redeveloped the former Standard Savings and Loan building at Jefferson Avenue and Griswold Street across from Hart Plaza. This site is the spot where French explorer Antoine de la Mothe Cadillac founded the City of Detroit, and where the first St. Anne's Church was built in 1701.

**COMPLETED**

October 2018

**DEVELOPER**

Church of Scientology

**DOLLARS INVESTED**

\$8 million

**SOURCES OF FINANCING**

Undisclosed

Sources: Crain's Detroit Business and City of Detroit

**HOSPITALITY**

# Element Detroit at the Metropolitan Building

33 John R Street

After a \$33 million redevelopment of the 93-year-old Metropolitan Building, this space now houses Michigan's first "nature-inspired" Element hotel. The team behind the renewal is a joint venture between The Roxbury Group and The Means Group Inc. Complete with 110 hotel rooms, conference space and a rooftop bar, the Element is focused on sustainability and environmentally friendly design including artwork made from repurposed materials, eco-conscious products and free-to-rent bicycles for guests.

**COMPLETED**

January 2019

**DEVELOPER**

Metropolitan Hotel Partners - Means Group and Roxbury Group

**DOLLARS INVESTED**

\$33 million

**SOURCES OF FINANCING**

Huntington Bank, DMI and Invest Detroit, tax credit equity by Insite Capital and support from Michigan Strategic Fund

Sources: Roxbury Group and Crain's Detroit Business





RESIDENTIAL

# The Farwell Building

1249 Griswold Street

Nestled in the historic Capitol Park neighborhood, the Farwell Building has been renovated from a mixed-use office space to a residential building. The property dates back to 1915 and is characterized by its interior details designed by Louis Comfort Tiffany and ironwork by Russel Wheel and Foundry of Detroit. The building is repurposed with historic rehabilitation of its 110,948 square feet, including 82 luxury loft apartments and 25,582 square feet of commercial space.

COMPLETED

August 2019

DEVELOPER

Karp and Associates

DOLLARS INVESTED

\$40 million

SOURCES OF FINANCING

Historic Tax Credits, Brownfield Tax Credits, debt and equity financing

Sources: Capitol Park Partnership, Curbed Detroit, and Crain's Detroit Business



RESIDENTIAL

# Philip Houze

415 Clifford Street

Formerly known as the historic Rockwell-Standard Building, the Philip Houze is at the corner of Bagley and Clifford Streets. The property is conveniently located in the Central Business District where residents can take advantage of quick access to the QLINE and walk to several of Downtown Detroit's parks and public spaces. The 86,000 square foot facility is pet-friendly, offers 89 residential units, and includes a lobby and recreation room with seating, a coffee station, a library and TVs.

COMPLETED

September 2018

DEVELOPER

Barbat Holdings

DOLLARS INVESTED

\$15 million

SOURCES OF FINANCING

Undisclosed

Sources: Barbat Holdings and Crain's Detroit Business



EDUCATION

# Mike Ilitch School of Business

2771 Woodward Avenue

The new Mike Ilitch School of Business at Wayne State University (WSU) was made possible by a \$40 million lead investment from Mike and Marian Ilitch. The gift is the largest in WSU history and ranks as one of the top ten gifts ever to a public business school in the United States. Fall 2018 marked the inaugural class of business students. The new facility is WSU's first entirely new construction project outside of Wayne's Midtown campus. Its location in The District Detroit brings students closer to the heart of Detroit's business community and enhances access to internship and career opportunities.

COMPLETED

April 2018

DEVELOPER

Wayne State University

DOLLARS INVESTED

\$59 million

SOURCES OF FINANCING

Philanthropic gifts from the Ilitch family and bond sales from the university

Source: Olympia Development of Michigan



HOSPITALITY

# Shinola Hotel

1400 Woodward Avenue

The Shinola Hotel is located in the heart of the city's Woodward Avenue shopping district. The 129-room boutique hotel offers a completely original hospitality experience, which includes quality craftsmanship and flawless service. Shinola Hotel is a partnership between Shinola, a Detroit-based watch and leather goods manufacturer and Bedrock, Detroit's premier multiservice real estate firm. One of the structures that is part of the Shinola Hotel was designed by Wirt Rowland, the architect responsible for the city's most recognizable structures such as the Guardian Building and the Penobscot Building.

COMPLETED

January 2019

DEVELOPER

Bedrock

DOLLARS INVESTED

Undisclosed

SOURCES OF FINANCING

Undisclosed

Source: Bedrock





## CURRENT DEVELOPMENTS

### OFFICE

## 220 West

### 220 West Congress Street

After spending its early years as a glove factory, 220 West Congress Street is receiving a well-deserved upgrade. Located in Detroit's Financial District, this five-story building is currently being converted into creative office lofts, multiple retail storefronts and an alley transformation. The alleyway will offer a more active setting including green features, art, pop-up stores, bike racks, café style seating and hang out spaces. Today, the 36,500 square foot building is situated near several hotels, TCF Center and the Woodward Shopping District.

**PROJECTED  
COMPLETION DATE**  
2019

**DEVELOPER**  
Basco

**DOLLARS INVESTED**  
\$9 million

**SOURCES OF  
FINANCING**  
Undisclosed

Source: Basco Detroit, City of Detroit,  
and Crain's Detroit Business



### MIXED USE

## Book Building and Tower

### 1265 Washington Boulevard

Located at the corner of Washington Boulevard and Grand River Avenue, the Book Building and Tower is one of Detroit's tallest and oldest skyscrapers. Construction on the Italian Renaissance-style building was completed in 1926 by the legendary Louis Kamper. It continues to be a key anchor of Detroit's Downtown Historic district. Currently under restoration, this 38-story, 486,760 square foot landmark is anticipated to offer office space, a boutique hotel, ground floor retail, and residential space.

**PROJECTED  
COMPLETION DATE**  
2022

**DEVELOPER**  
Rock Companies/  
Bedrock

**DOLLARS INVESTED**  
Undisclosed

**SOURCES OF  
FINANCING**  
Undisclosed

Source: Bedrock







## HOTEL

# Cambria Hotel

600 West Lafayette Boulevard

Located just a short walk from the Detroit Riverfront, 600 West Lafayette is a classic example of mid 20th century Art Deco architecture built in 1936. The Cambria Hotel lobby will be adapted within the existing structure and will incorporate a sky bridge linking the newly constructed first modular hospitality offering in the State of Michigan. Some features will include an attached parking structure, grand ballroom with walkout garden courtyard, rooftop bar, 154 premium guest rooms and retail space. Celebrity chef Fabio Viviani will be developing the food and beverage outlets, and Detroit Taco Company will also be a tenant.

**PROJECTED COMPLETION DATE**  
Q4 2020

**DEVELOPER**  
600 Ventures  
II - partnership  
between Means  
Group and Koucar  
Management

**DOLLARS INVESTED**  
\$47 million

**SOURCES OF FINANCING**  
TCF Bank, Pace Equity  
and Invest Detroit

**NUMBER OF ROOMS**  
154

Source: Means Group

## RESIDENTIAL

# City Modern

318 Edmund Place

At the intersection of Downtown and Midtown, this development unites Brush Park's historic lineage with the thoughtful integration of modern design and urban living. City Modern offers community development while honoring the innovation, style and diversity of this historic neighborhood. Located in Midtown, just minutes from Downtown Detroit, City Modern offers options for individuals and families of all sizes, including flats, duplexes, carriage homes, townhomes and historic homes. City Modern is the culmination of five accomplished architecture firms who will renovate four existing Victorian mansions and design 20 new buildings.

**PROJECTED COMPLETION DATE**  
2020

**DEVELOPER**  
Bedrock

**DOLLARS INVESTED**  
Undisclosed

**SOURCES OF FINANCING**  
Undisclosed

Source: Bedrock



## RESIDENTIAL

# City Club Apartments CBD Detroit

313 Park Avenue

Built on the site of the historic Statler Hotel, City Club Apartments CBD Detroit is the first ground-up, mixed-use, conventionally financed high-rise under construction in Detroit's central business district in the last 30 years. The hotel, built in 1915, hosted top business, sports, arts and entertainment and political guests for six decades. The development offers apartments, townhomes and penthouses with private rooftop terraces with five-star amenities. City Club Apartments Detroit will also house over 12,000-square feet of retail.

**PROJECTED COMPLETION DATE**  
December 2019

**DEVELOPER**  
City Club  
Apartments,  
Jonathan Holtzman,  
Co-Chairman and  
CEO

**DOLLARS INVESTED**  
\$78.8 million

## SOURCES OF FINANCING

Huntington Bank, Bank of Ann Arbor, Comerica Bank, Public-private partnership with Detroit Economic Growth Council, the Michigan Economic Development Corporation's Community Revitalization Program (CRP), Qualified Downtown Revitalization District, Commercial Rehabilitation District, Neighborhood Enterprise Zone, Brownfield Tax Credits, Michigan Department of Environmental Quality and Environmental Protection Agency

Source: City Club Apartments LLC



## RESIDENTIAL

# Detroit Free Press Building

321 West Lafayette Boulevard

The *Detroit Free Press* occupied this 14-story, 302,000 square foot building until 1998. The Albert Kahn-designed building, completed in 1925, is being renovated for mixed use, with ground-level retail spaces and office spaces on the second and third levels. Above the office and retail spaces are more than 100 residential units. The building is located within minutes of Capitol Park, Cadillac Square and Campus Martius, as well as the QLINE, several popular eateries and the bustling Woodward Avenue corridor.

**PROJECTED COMPLETION DATE**  
2020

**DEVELOPER**  
Bedrock

**DOLLARS INVESTED**  
Undisclosed

**SOURCES OF FINANCING**  
Undisclosed

Sources: Bedrock and The Detroit News





MEDICAL, OFFICE AND RETAIL

# DMC Sports Medicine Institute

2715 Woodward Avenue

The Detroit Medical Center Sports Medicine Institute and Warner Norcross + Judd LLP will occupy the new five-story building at 2715 Woodward Avenue in The District Detroit. Located between Little Caesars Arena and the Mike Ilitch School of Business at Wayne State University, the \$70 million, 127,000 square foot construction project will replace a former surface parking lot at Sproat Street. The development will include four floors of Class A office space and street-level retail increasing density and economic activity along Woodward Avenue.

**PROJECTED COMPLETION DATE**  
Undisclosed

**DEVELOPER**  
Olympia Development of Michigan

**DOLLARS INVESTED**  
\$70 million

**SOURCES OF FINANCING**  
Private Financing

Source: Olympia Development of Michigan

RESIDENTIAL

# Eddystone

110 Sproat Street

Redevelopment of the former Hotel Eddystone building has begun. There will be new, unique residential options for residents who want to live in Detroit's sports and entertainment district. Restoration of the 13-story, Italian Renaissance-style building will include nearly 100 residential units. Listed on the National Register of Historic Places, the former hotel opened in the 1920s and was among three located on Park Avenue designed by architect Louis Kamper.

**PROJECTED COMPLETION DATE**  
Undisclosed

**DEVELOPER**  
Olympia Development of Michigan

**DOLLARS INVESTED**  
\$40.9 million

**SOURCES OF FINANCING**  
Private Financing

Source: Olympia Development of Michigan, Crain's Detroit Business



RESIDENTIAL

# Gabriel Houze

305 Michigan Avenue

Serving as the headquarters of the Archdiocese of Detroit from the 1950s to 2014, Gabriel Houze is a 10-story, 9,500 square foot building at the corner of Washington Boulevard and Michigan Avenue. Originally known as the Gabriel Richard Building, Gabriel Houze showcases Chicago School and Classical Revival architecture elements and offers 107 rental units. The building's window line offers views of both the Detroit and Windsor skylines.

**PROJECTED COMPLETION DATE**  
September 2019

**DOLLARS INVESTED**  
\$17 million

**DEVELOPER**  
Barbat Holdings

**SOURCES OF FINANCING**  
Undisclosed

Sources: Barbat Holdings and Houze Living



MIXED-USE

# Fowler Building

1225 Woodward Avenue

The Fowler Building, located at 1225 Woodward Avenue, was built in 1911 and designed by the architecture firm Donaldson and Meier. According to historical documents, the building served as the home of Kline's Ladies Wear up until 1958. Recently, and almost immediately following acquisition by Bedrock, construction began on the eight-story, 48,000 square foot building. Updates to the building's infrastructure and electrical are expected to be completed in the next six to eight months, with a potential retailer moving into the 6,000 square foot first floor in 2020.

**PROJECTED COMPLETION DATE**  
Undisclosed

**DEVELOPER**  
Bedrock

**DOLLARS INVESTED**  
Undisclosed

**SOURCES OF FINANCING**  
Undisclosed

Sources: Bedrock, The Detroit News, and Crain's Detroit Business



MIXED USE

# Hudson's Block and Tower

1208 Woodward Avenue

The approximately \$910 million, one million square foot redevelopment of the iconic Hudson's department store site is a landmark attraction for visitors to Detroit. The project includes the ground-up development of one of the tallest towers in the city of Detroit. This building will include office, retail, hotel, residential and market space.

**PROJECTED COMPLETION DATE**  
2023

**DOLLARS INVESTED**  
\$910 million

**DEVELOPER**  
Bedrock

**SOURCES OF FINANCING**  
Undisclosed

Source: Bedrock



OFFICE

# Little Caesars World Headquarters Campus Expansion

2125 Woodward Avenue

Nearly 30 years after moving its headquarters from the suburbs to the historic Fox Theatre offices in Downtown Detroit, Little Caesars is more than doubling the size of its current campus to accommodate the company's rapid global growth. The \$150 million, nine-story, 235,000 square foot building is the global headquarters for Little Caesars. The headquarters offers new amenities for employees, including a fitness center and an open glass terrace. This development is the first newly-built global headquarters building in the city of Detroit in a decade.

**PROJECTED COMPLETION DATE**  
Undisclosed

**DEVELOPER**  
Little Caesars and Olympia Development of Michigan

**DOLLARS INVESTED**  
\$150 million

**SOURCES OF FINANCING**  
Private Financing

Sources: Little Caesars and Olympia Development of Michigan



OFFICE

# Michigan Central Station

2001 15th Street

Michigan Central Station, located in Detroit's historic Corktown Neighborhood, was once the gateway to the Motor City and was considered to be one of the grandest railway stops in the United States. It was last used by Amtrak in 1988 and has been vacant until its recent acquisition by Ford Motor Company in 2018. The 1.2 million square foot space will house Ford's new Headquarters and Research Campus, employing over 2,500 Ford workers. The building will keep its historic feel while adding modern amenities including a public market-style on the ground floor, with offices in the upper floors. The project is anticipated to create several thousand more jobs.

**PROJECTED COMPLETION DATE**  
2022

**DOLLARS INVESTED**  
\$90 million

**DEVELOPER**  
Ford Motor Company

**SOURCES OF FINANCING**  
Undisclosed

Sources: Crain's Detroit Business, BBC News, and Archinect News



RESIDENTIAL

# Louis Kamper and Stevens Buildings

1410 and 1258 Washington Boulevard

These two historic properties located on Washington Boulevard in Downtown Detroit were completed in 1926 and 1910, respectively. The buildings originally housed banking and retail facilities and were then converted into 165 senior housing units in the early 1980s. Roxbury and Invest Detroit acquired the properties in 2016 and were both fully renovated with an exterior restoration and residential units, which preserved all units for affordable senior housing. There will also be 12,000 square feet of retail space, with the Detroit Beer Exchange and Grand River Ball Room as the first tenants in the Stevens Building.

**COMPLETION DATE**  
December 2019

**DEVELOPER**  
The Roxbury Group and Invest Detroit

**DOLLARS INVESTED**  
\$28 million

**SOURCES OF FINANCING**  
Sources of financing: Low Income Historic Tax Credits (LIHTC), Historic Tax Credits (HTC), Michigan State Housing Development Authority (MSHDA) and Detroit Home funds

Source: Roxbury Group, Crain's Detroit Business, and The Detroit Free Press



OFFICE

# One Campus Martius Expansion

1 Campus Martius

One Campus Martius is nearing completion by Bedrock. Built in 2003, the original 16-story landmark office tower was designed by Rossetti and Hamilton Anderson and overlooks the award-winning Campus Martius Park. The building includes a glass atrium with a 14-story water sculpture, a fitness center, a daycare facility, restaurants, a variety of retailers and office tenants. The \$95 million expansion will provide 310,000 square feet of critically needed office space so Detroit can continue to attract new companies to sustain the city's growth and momentum.

**PROJECTED COMPLETION DATE**  
December 2019

**DEVELOPER**  
Bedrock

**DOLLARS INVESTED**  
\$95 million

**SOURCES OF FINANCING**  
Undisclosed

Sources: Bedrock and Crain's Business Detroit



OFFICE

# Marquette Building

243 West Congress Street

Constructed in the early 1900s, the 10 story Marquette Building is 164,000 square feet with an exterior design consisting of limestone and multiple terracotta accents. A rehabilitation project is currently underway, which includes an additional floor and plans to restore the exterior facade and historic elements of the building. The property was recently purchased by the Sterling Group, which plans on leasing the space.

**PROJECTED COMPLETION DATE**  
2020

**DEVELOPER**  
Sterling Group

**DOLLARS INVESTED**  
\$75 million

**SOURCES OF FINANCING**  
Undisclosed

Source: WJE Associates Inc





## OFFICE

# 511 Woodward Avenue

## 511 Woodward Avenue

Located along the Woodward Esplanade at the foot of the Guardian building, 511 Woodward is being brought to life by renowned architectural firm Yamasaki, Inc., and the Elia Group. The project will focus on integrated development planning between the public, private and nonprofit sectors. 511 Woodward is near the heart of Downtown Detroit and will serve as a hub for the city's next generation of entrepreneurs, innovators and institutions. With more than 30,000 square feet of proposed office or retail space, the plan is to make the area more modern, approachable, exciting and unique.

**PROJECTED COMPLETION DATE**  
November 2020

**DEVELOPER**  
Elia Group

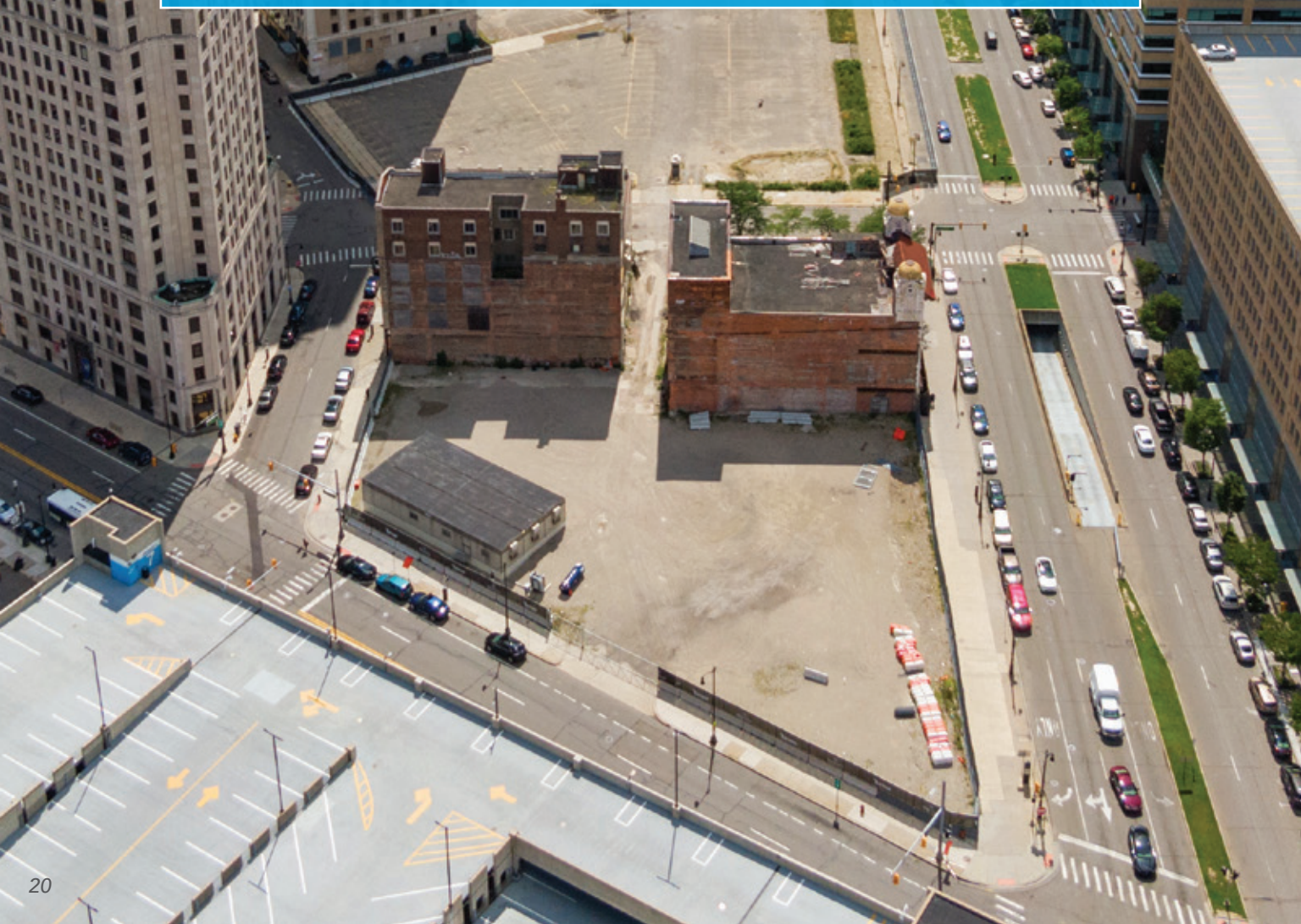
**DOLLARS INVESTED**  
\$13.65 million

**SOURCES OF FINANCING**  
Undisclosed

Source: Crain's Business Detroit and Curbed Detroit



## PIPELINE DEVELOPMENTS



## RESIDENTIAL/MIXED

# Broadway Lofts

## 1322 - 1332 Broadway Street

Located in Detroit's Paradise Valley Neighborhood, and the Broadway Avenue Historic District, this project will include the renovation of three properties into one single, multi-story building. Broadway Lofts will feature two retail spaces on the ground level totaling 7,219 square feet and a two or three story addition. Current plans call for a restaurant in one of the spaces and apartments in the levels above, totaling at least 28,000 square feet. There will be 36 studio, one bedroom and two bedroom units. There will also be alleyway improvements for a community gathering space with artful lighting, murals and public seating.

**PROJECTED COMPLETION DATE**  
2021

**DEVELOPER**  
Basco

**DOLLARS INVESTED**  
\$11.9 million

**SOURCES OF FINANCING**  
Undisclosed

Source: Detroit Brownfield Redevelopment Authority



HOTEL

# Detroit Police Department Headquarters

1300 Beaubien Street

Located at 1300 Beaubien, in the city’s Greektown neighborhood, lies the former Detroit Police Department Headquarters. The building was designed by architect Albert Khan in 1921 and a year later, the DPD’s traffic unit was the first to move in and stay until their departure in 2013. A development timeline has not yet been determined for the 240,000 square foot building. However, Bedrock intends to transform the structure through a partnership with Syncora Guarantee, Inc.

<b>PROJECTED COMPLETION DATE</b>	<b>DOLLARS INVESTED</b>
Undisclosed	Undisclosed
<b>DEVELOPER</b>	<b>SOURCES OF FINANCING</b>
Bedrock	Undisclosed

Sources: Crain’s Detroit Business, The Detroit Free Press, and Commercial Property Executive



HOSPITALITY

# Harmonie Social Club

311 East Grand River Avenue

The building was constructed in 1894, occupied by a society club until the late 1970s and later by an art gallery. The proposed redevelopment entails significant renovations to both the interior and exterior of the building for use as a mixed-use commercial property. The basement and ground floor will be renovated for use of over 16,000 square feet of restaurant and lounge space. The existing tenant, Colors Restaurant, will remain. The second floor will offer an open co-working space with conference rooms for private meetings and events. The third floor is approximately 8,200 square feet, which will include event space.

<b>PROJECTED COMPLETION DATE</b>	<b>DOLLARS INVESTED</b>
2020	\$13.6 million
<b>DEVELOPER</b>	<b>SOURCES OF FINANCING</b>
Basco and Cole Financial Services Inc.	Undisclosed

Source: Detroit Brownfield Redevelopment Authority



RESIDENTIAL

# Gateway Center Building Redevelopment

1101 Washington Boulevard

The Gateway Center Building is a six-story low-rise off of Washington Boulevard near Capitol Park in Downtown Detroit, originally built to house the Finsterwald Furniture Company. It later became an office building with ground floor retail space before becoming vacant. The redevelopment proposal calls for a new mixed-use development built on its site, as well as on a parking lot directly north. The fate of its first-floor artwork, which was installed in the last year and named the “lollipop girls”, is currently unknown.

<b>PROJECTED COMPLETION DATE</b>	<b>DOLLARS INVESTED</b>
2021	Undisclosed
<b>DEVELOPER</b>	<b>SOURCES OF FINANCING</b>
Karp and Associates	Undisclosed

Source: Crain’s Detroit Business and Emporis

# Harvard Square Centre

1346 Broadway Street

Harvard Square Centre is located just south of Paradise Valley/Harmonie Park in the Broadway Avenue Historic District. Construction on the building was completed in 1925 with an Italian Romanesque, neoclassicism architecture influence with a terracotta exterior. The 51,000 square foot, 12-story building is slated for mixed-use with residential, retail or office space available.

<b>PROJECTED COMPLETION DATE</b>	<b>DOLLARS INVESTED</b>
Undetermined	Undisclosed
<b>DEVELOPER</b>	<b>SOURCES OF FINANCING</b>
Bedrock	Undisclosed

Source: Bedrock and Crain’s Detroit Business





RESIDENTIAL

# Hastings Place

1468 Randolph Street

Hastings Street, a key street in the Paradise Valley neighborhood, was razed in the 1950s and 1960s for the construction of I-75. Five projects are being planned to revitalize the area. Hastings Place is the largest and will be led by Paradise Valley Real Estate Holdings II LLC. The development is located on surface lots at 1468-1498 Randolph Street and is expected to include: 60 loft apartments; 12,620 square feet of first-floor retail space; 17,800 square feet of Class A office space; and a new five-floor parking deck with 150 spaces.

PROJECTED  
COMPLETION DATE  
2021

DEVELOPER  
City of Detroit Downtown  
Development Authority,  
Hiram Jackson, Queen Lillian  
Development

DOLLARS  
INVESTED  
Undisclosed

SOURCES OF  
FINANCING  
Undisclosed

Source: Crain's Detroit Business



MIXED-USE

# Monroe Blocks

Monroe and Farmer

Monroe Blocks is a transformational mixed-use development situated on two city blocks at the corner of Monroe Street and Farmer, near Campus Martius in Downtown Detroit. Bedrock is currently extending the design period for this project and is pre-leasing office and retail tenants.

PROJECTED  
COMPLETION DATE  
2022

DEVELOPER  
Bedrock

DOLLARS INVESTED  
Undisclosed

SOURCES OF FINANCING  
Undisclosed

Source: Bedrock



RESIDENTIAL

# Leland House Historic Renovations

400 Bagley Street

The upcoming renovations to the Leland House, prioritizing compliance to historic preservation standards and guidelines, is expected to create a mixed-use 340-unit building comprised of 70,000 square feet of commercial and retail use. On adjacent parcels, a 650-space parking structure equipped with first floor retail will also be renovated. The Leland House can be described as “a city within a city” combining market rate and luxury amenities with affordable housing for 76 tenants who pay 50% AMI Rent at about \$650 per month.

PROJECTED  
COMPLETION  
DATE  
July 2021

DEVELOPER  
Leland House  
Limited  
Partnership

DOLLARS  
INVESTED  
\$124 million

SOURCES OF FINANCING  
Low Income Housing Tax  
Credits, New Markets Tax  
Credits, Historic Tax Credits,  
Brownfield Tax Credit, Michigan  
State Housing Development  
Authority Loan, Community  
Development Finance Institution  
Fund Loans, commercial bank  
loan and owner equity.

Source: Leland House Limited Partnership, Crain's Detroit Business



MIXED-USE/RESIDENTIAL

# Park Avenue Building

2001 Park Avenue

After decades of neglect, there are now plans to update the historic 2001 Park Avenue into an upscale, mixed-use structure. The 12-story, 105,000 square foot building was built in 1922 and designed by Albert Kahn, complete with a full 3,500 square foot basement space with 10-foot ceilings. The property is located in Downtown Detroit's Central Business, Theatre, Entertainment and Stadium districts, just west of Woodward and Adams Avenues, across from Grand Circus Park. The development is anticipated to have 6,500 square feet of first floor retail space and up to 4,000 square feet of lower level retail space, in addition to a mix of residential units, consisting of various floor plans: studio, one, two and three bedroom units.

PROJECTED  
COMPLETION DATE  
2021

DEVELOPER  
Rino Soave, Infinity  
Homes & Co.

DOLLARS INVESTED  
\$17-22 Million

SOURCES OF FINANCING  
Undisclosed

Sources: Rino Soave, Crain's Detroit Business



HOSPITALITY

# Park Avenue Tapestry Hotel

2305 Park Avenue

The Park Avenue Hotel was designed by renowned architect Louis Kamper in the 1920s as part of an effort to create a high-end commercial and residential corridor along Park Avenue beginning at Grand Circus Park. Originally known as the Royal Palm Hotel, this property is listed in the National Register of Historic Places. The new owners are planning a redevelopment of the 13-story hotel. Their preferred brand will be Tapestry by Hilton, but negotiations are still in process. The goal is to keep many of the historic elements intact, including the exterior elevations.

**PROJECTED COMPLETION DATE**  
May 2022

**DEVELOPER**  
Downtown Hospitality  
Detroit LLC

**DOLLARS INVESTED**  
\$24 Million

**SOURCES OF FINANCING**  
Brownfield and other Tax  
Credits

Source: Mkiezi Investments



OFFICE

# TCF Bank Headquarters

2047 Woodward Avenue

In 2019, Chemical Bank merged with TCF Bank and the combined company is moving its headquarters to a 20-story mixed-use building in Detroit across from Comerica Park. The new building will include 7,500 square-feet of ground level commercial space, 185,000 square-feet of office space, 10 stories of parking and a rooftop terrace overlooking the city. Estimates suggest the new headquarters will provide a net benefit of more than \$10 million to the City of Detroit, while contributing to the dynamic growth and success of Downtown.

**PROJECTED COMPLETION DATE**  
2021

**DEVELOPER**  
Sterling Group/  
Chemical Bank

**DOLLARS INVESTED**  
\$104 million

**SOURCES OF FINANCING**  
Undisclosed

Source: The Detroit Free Press and The Detroit News



OFFICE/RETAIL

# Randolph Centre Building

1435 Randolph Street and  
1455 Centre Street

Located in Detroit’s Paradise Valley neighborhood, the Randolph Centre Building will be renovated and enhanced as a mixed-use retail and office building. The development will feature a premier restaurant on the ground floor and office lofts on the three floors above, which will continue to be the headquarters for Hamilton Anderson Associates (HAA) who is celebrating their 25th year of business. HAA built a notable portfolio, including large scale projects in Detroit including City Modern, Elton Park, Little Caesars Arena, The Hudson’s Site Development and the Motown Museum Expansion.

**PROJECTED COMPLETION DATE**  
Fall 2020

**DEVELOPER**  
Hamilton Development  
Corporation

**DOLLARS INVESTED**  
\$6.8 million

**SOURCES OF FINANCING**  
Undisclosed

Source: Hamilton Development Corporation

OTHER FUTURE DEVELOPMENTS

# Brewster-Douglass Site

► Beaubien Street and Winder Street

# Detroit Creamery Company

1922 Cass Avenue

# Wayne County Jail Site

1400 St. Antoine Street











2018 Greek Heritage Festival



4,050 daily workers

80% in the food and accommodations sector

32 individual owners

for Greektown's 72 parcels ranging in size and development type, many of which are long-time multigenerational owners

17 buildings

built before 1900

Approximately 1/2 of Greektown's land area

is currently dedicated to surface or structured parking, accommodating 6,300 parking spaces

The Greektown Neighborhood Partnership board members developed the framework in order to expand the city's momentum and re-establish Greektown as a pre-eminent entertainment district with strong cultural roots and a roster of year-round programs and experiences. Greektown has assets and opportunity sites that position it well for development, including surface and structured parking that comprise approximately half of its 50 acres.

The neighborhood will also be impacted by the forthcoming redevelopments of I-375, Monroe Blocks, former Wayne County jail site, Frank Murphy Hall of Justice, Division I and II jails and 1300 Beaubien. These new developments, along with the existing streetscape, have the potential to create a cohesive, connected neighborhood in the eastern gateway to downtown.

## Stakeholder Engagement Process

- 1 Organized a team of local stakeholders, architects, urban planners, landscape designers and economic developers to evaluate all of Greektown's existing conditions.
- 2 Developed unified vision for the future of Greektown pursuing diversification of the neighborhood while continuing to enhance the existing history and culture of the district.
- 3 Outlined goals and aspirations for the neighborhood, focusing on those on which stakeholders could agree. These ultimately served as the driving force behind the planning and design process.
- 4 Established five project principles that were positioned to shape the design and implementation recommendations, which will include a size, scope, and implementation timeline.
- 5 Conducted iterative design process to develop a vision plan.

## Greektown Historical Timeline



1830s

Neighborhood first settled by German immigrants.



1880s

Greek immigrants begin moving to eastern Downtown Detroit and open businesses. Victorian-era commercial architecture was built that still stands today.



1920s

The neighborhood becomes primarily commercial, and multicultural business ownership increases.



1965

Community holds first Greek Festival in the interest of preserving and celebrating local heritage; the area becomes outwardly associated with a strong Greek identity.



1979 - 2000s

Joe Louis Arena, Comerica Park and Ford Field open nearby. The neighborhood is transformed into an entertainment district which supports the eating, drinking and parking needs of stadia-goers.



# Project Principles and Key Findings

## Culture and History

*Celebrate Greektown's unique cultural heritage and establish its identity as a "complete neighborhood."*

- Preserve/rehabilitate architecturally significant buildings within the neighborhood
- Introduce public art at key gateway sites
- Introduce signage and historic markers to celebrate Greektown's historic and cultural character
- Introduce design guidelines to guide design direction for new development

## Public Realm

*Introduce a collection of active, diverse, and accessible public spaces.*

- Introduce new usable public spaces
- Enhance the pedestrian environment on Monroe Street
- Increase plantings within the public realm
- Introduce new signage and wayfinding to advertise and orient visitors to the neighborhood

## Mobility and Parking

*Evolve Greektown's network of streets to better accommodate multimodal and pedestrian movement.*

- Increase bike/mini-mobility infrastructure along and in the vicinity of Monroe Street
- Enhance parking offerings in strategic locations
- Introduce designated drop-off zones within the neighborhood

## Development Opportunities

*Optimize the economic potential of Greektown.*

- Fill-in vacant parcels/buildings on Monroe Street with compatible uses
- Introduce new private uses such as retail, office, residential and food and beverage within the neighborhood
- Introduce new community uses within the neighborhood such as a school and cultural venues

## Neighborhood Experience

*Create a unique, welcoming and safe Greektown experience for all.*

- Introduce more security personnel along highly-trafficked corridors such as Monroe Street and Brush Street
- Introduce traffic-calming and crowd-control mechanisms on Monroe Street
- Install more lighting along Monroe Street and Brush Street



The outcome of this process is the Greektown Neighborhood Framework Vision, released in early September 2019. Broadly, the vision identifies a path for the neighborhood to have both strong economic development and a robust public realm. It calls for a transition from primarily commercial to a more mixed-use district with residential components. Stakeholders believe by diversifying uses of space in Greektown it will diversify how people use the district and create reciprocity between uses that does not exist today. The concepts produced in the Framework are a roadmap for Greektown's future development and demonstrate the exciting possibilities for an essential area of Downtown Detroit.

The framework makes a strong case for development in Greektown, though current market conditions may not support it alone. Temporary activation and reducing building costs may be useful tools to spur development. Due to the high profitability of parking in the area, development will only occur when the land value outweighs the current value of parking to the land owner. However, since surface lots are only fully utilized during events, their redevelopment may have more potential impact than others in the area.

To read the full framework report, please visit Greektown Neighborhood Partnership's website at [www.greektowndetroit.org](http://www.greektowndetroit.org).



## Looking Forward



◀ Create walkable space and increase pedestrian activity on Monroe Street, which is the heart of Greektown today

▶ Propose four new and improved parks and public spaces in Greektown, including concepts of Randolph Plaza at Gratiot and Randolph as a gateway to the neighborhood



◀ Activate alleys with storefronts and public art

▶ Enhance wayfinding and neighborhood identification signage







## OTHER INVESTMENTS

## COMMUNITY SPACES

### ◀ Capitol Park Renovation Project

**LEAD PARTNER**  
Downtown Detroit Partnership

DDP is actively fundraising for the Capitol Park Renovation Project. Phase One of the project will include an 1,800 square foot off-leash dog park. The next phases will incorporate electrical upgrades, curb extensions and a food and beverage kiosk.

Source: Downtown Detroit Partnership

### Adams Streetscape Improvement Project

**LEAD PARTNERS**  
Downtown Detroit Partnership and City of Detroit

Adams Avenue and Grand Circus Park will undergo streetscape enhancements in early to mid-2020. There will be a new two-way buffered bike lane along the entire length of the street, new landscaping and wider sidewalks near Comerica Park and Ford Field, plus a new sidewalk around the perimeter of Grand Circus Park.

Source: Downtown Detroit Partnership

### ▲ Spirit Plaza

**LEAD PARTNER**  
City of Detroit

Renovations to the newly dedicated Downtown Detroit public space include removal of the Woodward Avenue median, a new playground, stationary musical instruments, additional tables, chairs, charging stations and drinking fountains. A performance stage will also be part of the space, which will highlight local talent year round. The Detroit City Council approved the renovations for the 30,000 square foot plaza which will be funded by \$800,000 in city bonds.

Source: City of Detroit







Columbia Street rendering



## ALLEYS: PEDESTRIAN-FRIENDLY PUBLIC SPACES

In 2013, the Downtown Detroit Partnership co-led the development of a report, “A Placemaking Vision for Downtown Detroit,” which was based on input from 1,000 community members on what could happen in some of our city’s most iconic public spaces.

Fast-forward to 2019 and much of what was recommended and forecasted years ago has proven true. DDP’s Chief Public Spaces Officer, Bob Gregory, suggested that businesses developed in alleys may set a standard for retail operations downtown.

In 2017, Gregory was quoted in a story that ran in the publication *Model D* about pedestrian alleyways. He stated that alleys “provide an opportunity to double-load some storefronts and have a storefront that opens on an alley and one that opens on a street.”

Today, in addition to Bedrock’s well-established “The Belt,” three new prominent alley in Downtown Detroit showcase creative approaches to finding function in spaces that in the past have been overlooked. Two are in development and one has been completed.

### ▲ Columbia Street

#### DEVELOPER

Olympia Development of Michigan

The upcoming launch of this block-long, 40,000 square foot shopping and dining destination will bring 10 new retail storefronts to a cobblestone festival street located between the Fox Theatre and Little Caesars World Headquarters. New restaurants and shops will include Union Joints, Cuban-inspired Frita Batidos, Rush Bowls, Middle Eastern Sahara Restaurant and Grill and University of Michigan apparel retailer, The M Den. More restaurants are on the way and select businesses are set to open in Fall of 2019.

Source: Olympia Development of Michigan

### ▲ Parker’s Alley

#### DEVELOPER

Bedrock

Parker’s Alley is one of Downtown Detroit’s newest spots to shop. From The Lip Bar and Good Neighbor to Posie Atelier, Drought and Madcap Coffee, there is something for everyone. The curated small business oasis is named after Thomas Parker, one of the city’s first African-American landowners who owned a small parcel of the property from 1809 to 1816. Parker purchased the parcel for \$1 and sold it for \$1,500.

Source: ClickonDetroit.com, Forbes

### 220 West Congress

#### DEVELOPER

Basco

Included in the 220 West Congress project is an alleyway that will offer an active setting including green features, art, pop-up stores, bike racks, and café style seating and spaces to relax outdoors. The alley is near TCF Center and the Woodward Avenue Shopping District.

Source: Downtown Detroit Partnership

## PUBLIC INFRASTRUCTURE PROJECTS

1

Coleman A. Young  
Municipal Building  
Improvements

2

Larned Street  
DTE gas line upgrade

3

Downtown Detroit  
Transportation Study

4

Gratiot/Randolph Plaza





## Methodology

DDP staff drew from a variety of sources – including the City, public meeting minutes, developers, news media and CoStar data – to track Downtown development. This publication includes select developments that are new building or major renovation (as opposed to an update or rehabilitation). “Current Projects” include buildings under construction or completed this year. The “Pipeline Projects” section includes selected projects that are likely to advance in the near future, but it is not a comprehensive list. Pipeline projects are subject to change and certain information that has been reported in the past may no longer be included in the report. Most project information was submitted by developers through email surveys. If information was not disclosed or responses were not submitted, DDP staff supplemented with information available from alternate sources including third parties and project websites. Note that some projects may not be included if information was not available or provided.

**PHOTOGRAPHY PROVIDED BY**  
Nadir Ali, Olympia Development of Michigan and Bedrock

**REPORT DESIGN BY**  
Jason Willis





**DOWNTOWN  
DETROIT  
PARTNERSHIP**

One Campus Martius  
Suite 380  
Detroit, Michigan

313.566.8250  
[info@downtowndetroit.org](mailto:info@downtowndetroit.org)  
[www.downtowndetroit.org](http://www.downtowndetroit.org)



@DowntownDet