

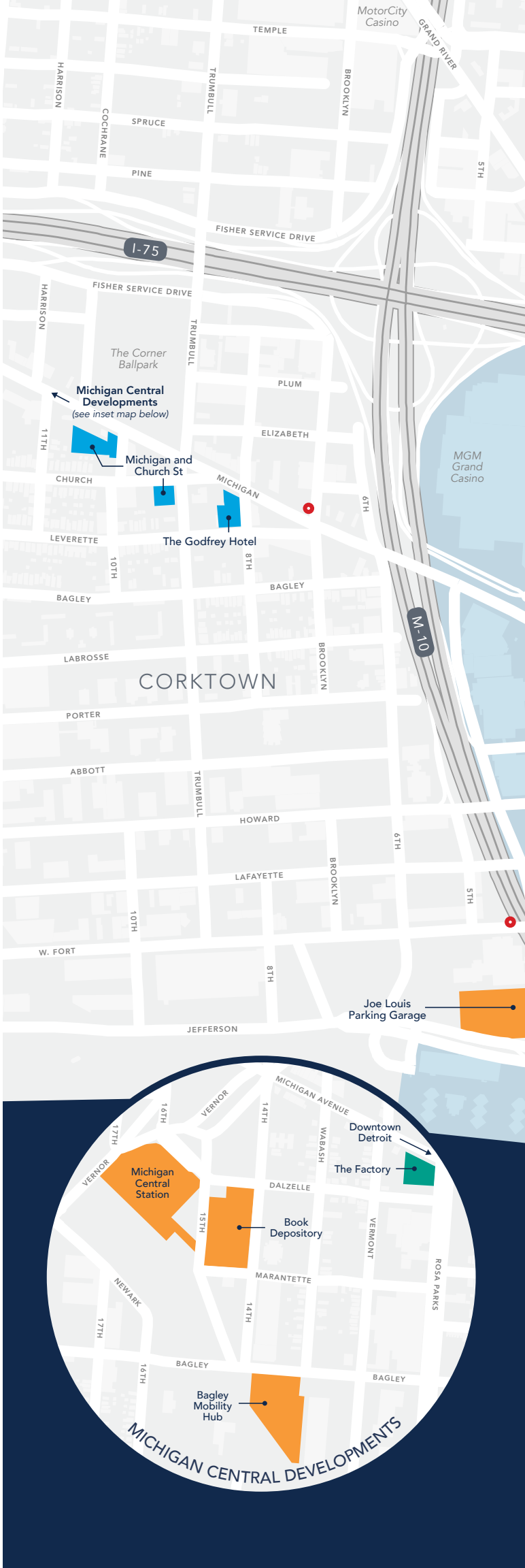


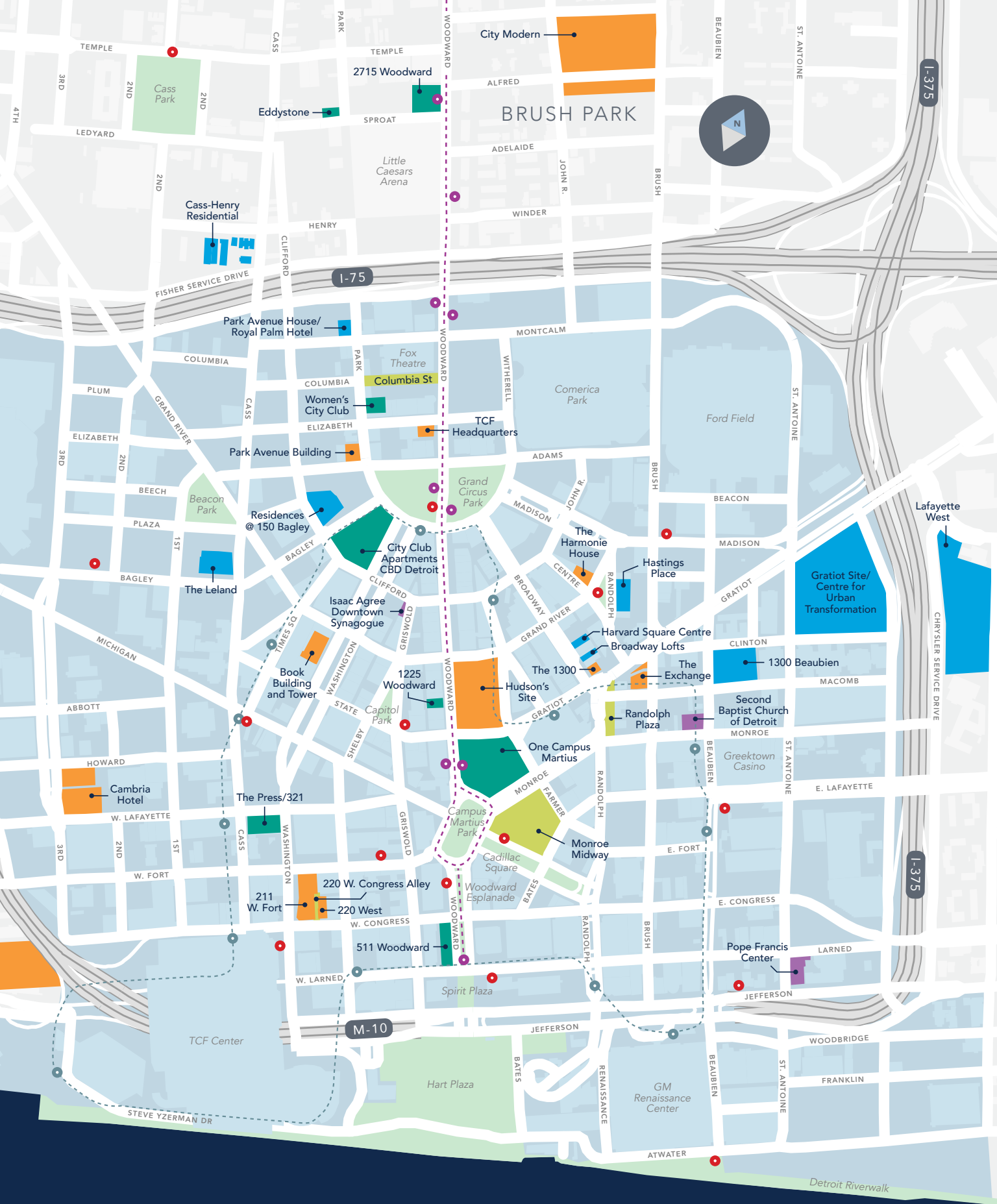
2021 DOWNTOWN DETROIT COMMUNITY AND DEVELOPMENT UPDATE

Recovering from COVID-19

TABLE OF CONTENTS

4	Introduction
6	COMMUNITY UPDATE Downtown by the Numbers
10	DEVELOPMENTS Recently Completed
16	DEVELOPMENTS Current/ Under Construction
26	DEVELOPMENTS Pipeline
34	SPECIAL FEATURE Road to Resilience: The Role of Sacred Spaces During the Pandemic
40	OTHER INVESTMENTS Outdoor Community Spaces and Public Infrastructure Projects
50	Methodology





MAP LEGEND

- 
Parks + Public Spaces


Business Improvement Zone (BIZ)
- 
QLine Route and Station


People Mover Route and Station


MoGo Bike Station
- 
Recently Completed Developments


Other Investments
- 
Current Developments


Featured Sacred Spaces
- 
Pipeline Developments

INTRODUCTION

Amid growing social challenges and a global pandemic, the Downtown Detroit real estate development landscape not only survived but evolved in unique ways, and it continues to contribute to the city’s transformation and growth. This Downtown Detroit Community and Development Update is published by the Downtown Detroit Partnership (DDP) with support from the Downtown Detroit Business Improvement Zone (BIZ) to feature development projects that are strengthening the city’s urban core and shaping its future. This report includes recently completed projects, along with projects currently under construction and in the development pipeline for the next phase of real estate growth in the city.

New this year, the Downtown Detroit Community and Development Update includes an analysis of the growing trend to accommodate an outdoor lifestyle as the community navigates COVID-19. The city’s landscape adapted as expeditiously as the need for change arose. This year’s report highlights the creative uses of outdoor public spaces that offered safe and fun ways to connect and actively experience the community in the past 20+ months.

The 2021 Downtown Detroit Community and Development Update also highlights some exciting developments at Downtown’s Sacred Places, which played such an integral role in the city during such an uncertain time. The report looks at the renovation of two unique Detroit places of worship and how they are shaping the future of Detroit and the broader community.

The DDP and BIZ energetically support Downtown development by working closely with its partners and by creating a clean, safe and vibrant environment to support further investment in Detroit.

**Some project details are unknown and excluded from the total.*

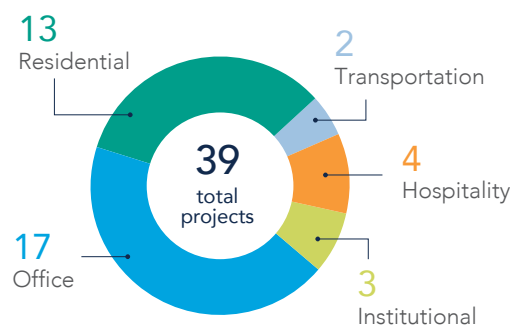




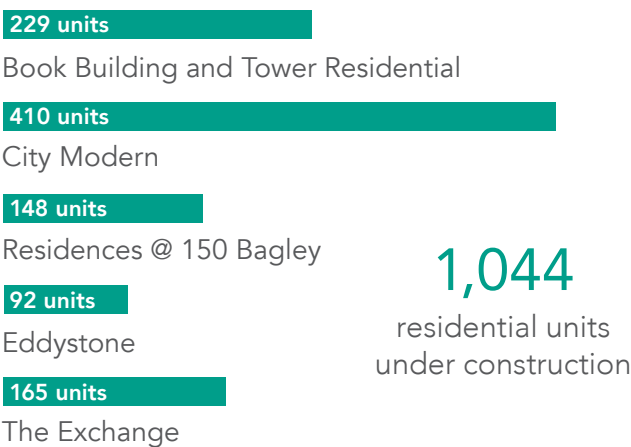
Number of New Projects



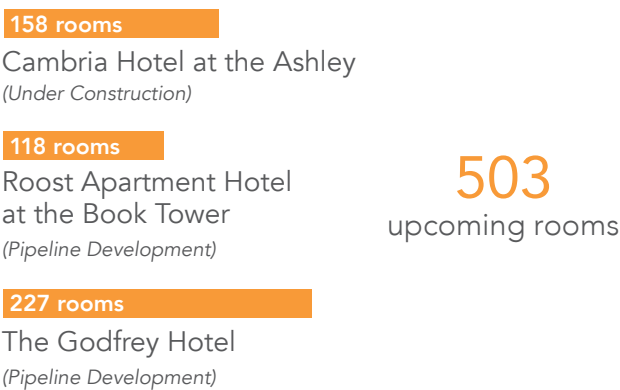
Current Projects by Type



Residential Units Under Construction



Upcoming Hotels and Rooms



Total Investment in Projects Currently Under Construction*

\$1,777,675,000

*Includes only disclosed investment. Actual number is higher.



COMMUNITY UPDATE

Downtown by the Numbers

Downtown Detroit's community is one of commitment, resilience and strength. In the face of continued physical, economic and social challenges, the city has come together to not only get through but to grow and be better for future generations.

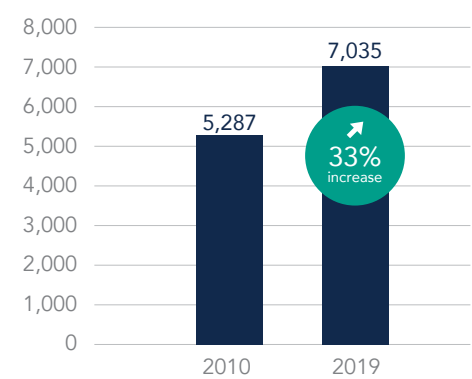
Business Improvement Zone (BIZ) Board Chair Steve Ogden has seen the city's transformation firsthand. "The hard work and dedication of every resident, professional and Downtown stakeholder is key to Detroit's continued success and the BIZ plays an integral role." Ogden, Senior Vice President of Government Affairs for Rock Central also speaks of Detroit's grit and innovation. "And the future is bright. One aspect that I personally and professionally am looking forward to is the Detroit becoming the global headquarters for the World Economic Forum through the establishment of the Centre for Urban Transformation. This exciting new project will set Detroit apart for generations." The project details are in the Pipeline section (**page 30**) of this report.

Economic and social challenges from the pandemic have caused substantial impact not only on our city, but across our country. As part of the Downtown Detroit Datascape, these statistics put into context both the scale of the impact and also the course of the recovery.

**Projected numbers are subject to change.*

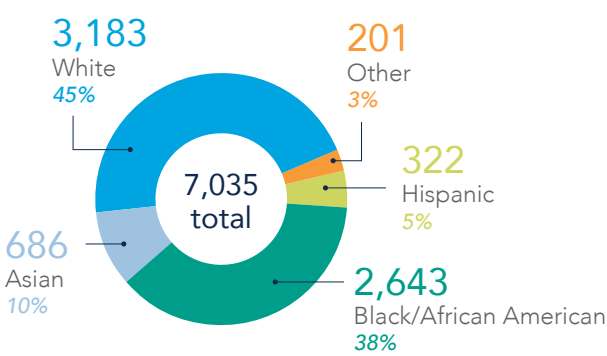


2010 - 2019 Population Change



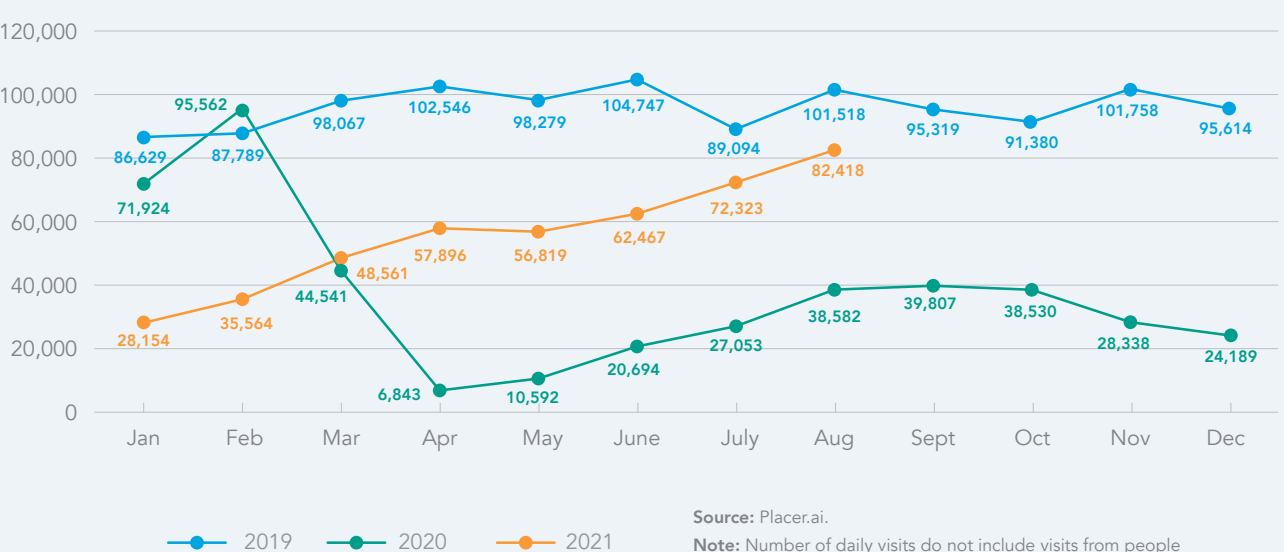
Source: U.S. Census ACS. 2015-19, 5 year average

Population By Race/Ethnicity

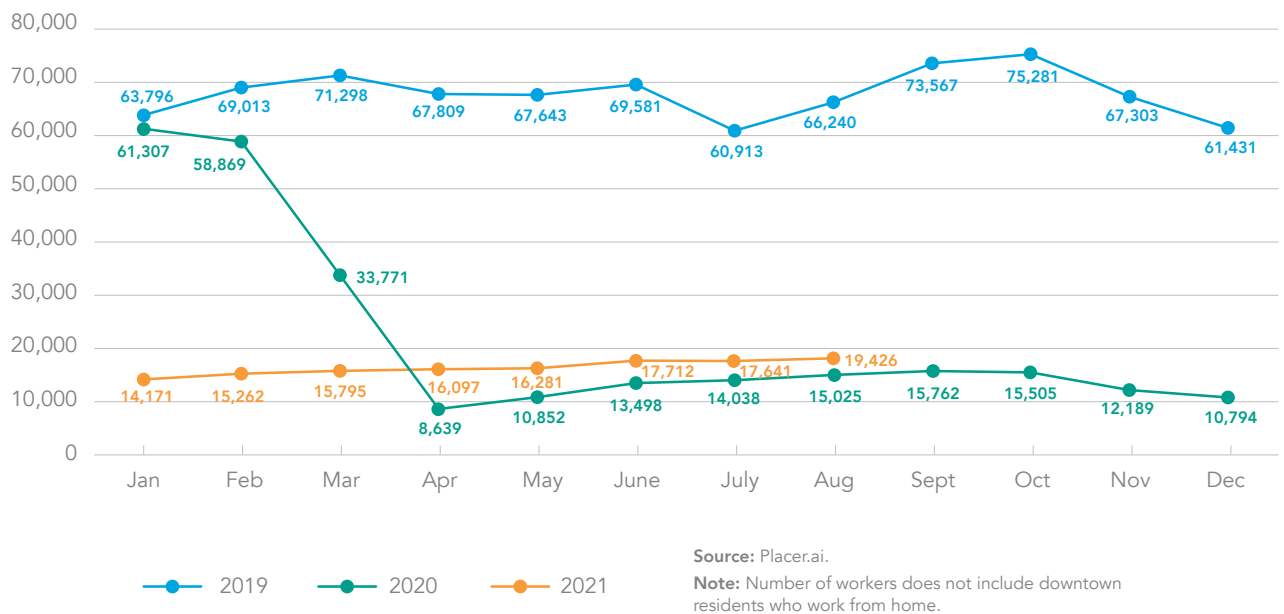


Source: U.S. Census ACS. 2015-19, 5 year average

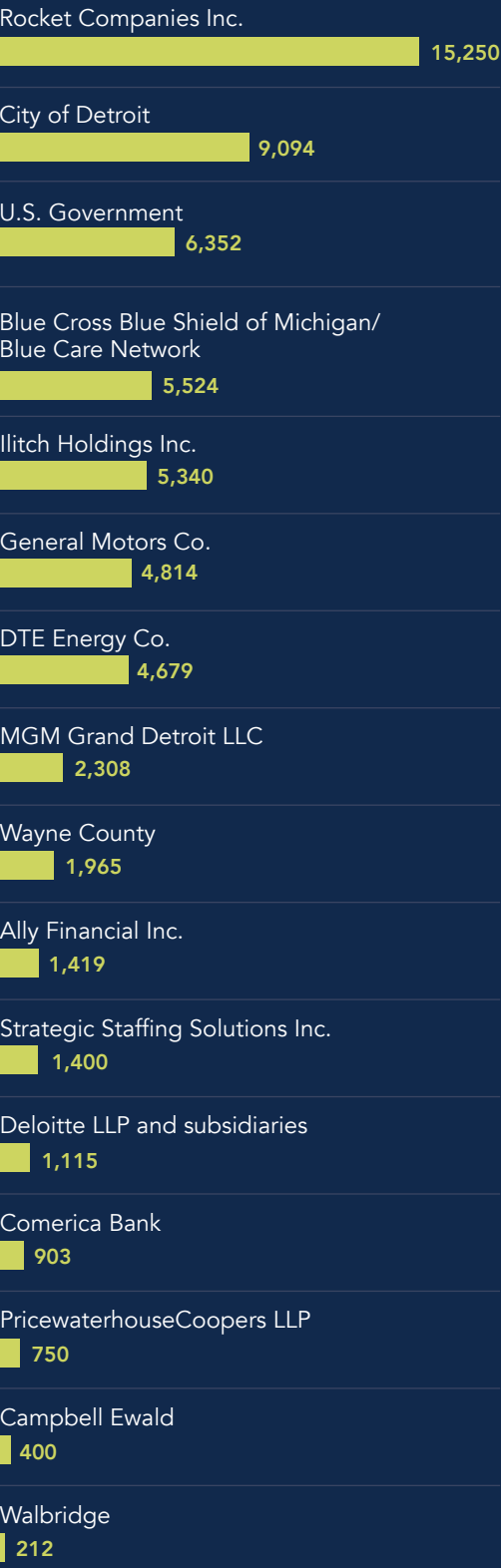
Average Daily Downtown Visitors, by Month



Average Daily (M-F) Downtown Workers, by Month



Downtown's Largest Employers



Source: Crain's Detroit Business. "Detroit's Largest Employers". July, 2020.

Note: Some Downtown companies have substantial numbers of employees who work outside Downtown.



Downtown Multi-Family Residential Vacancy

(By Quarter)



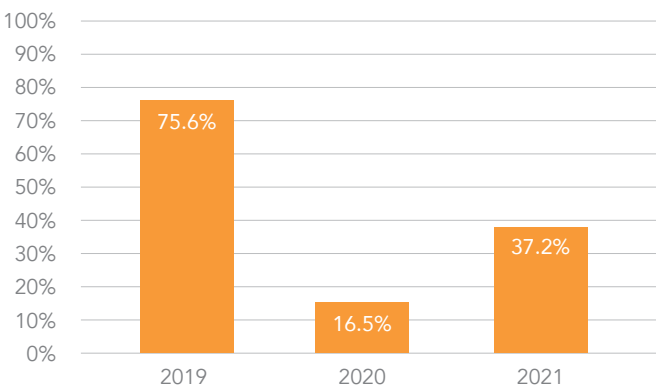
Source: CoStar, data pulled August 5, 2021.

Effective Market Rate, Per Square Foot



Hotel Average Daily Occupancy Rate

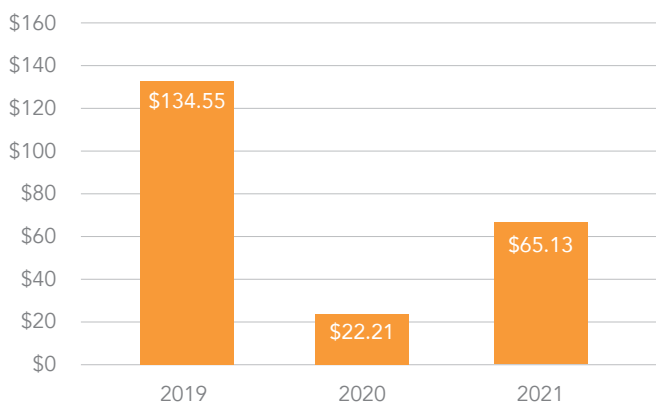
(Month of June)



Source: 2021 STR, LLC / STR Global, Ltd. © CoStar Realty Information, Inc.

Hotel Revenue Per Available Room

(Month of June)



Source: 2021 STR, LLC / STR Global, Ltd. © CoStar Realty Information, Inc.



Downtown Detroit Perceptions Survey

- 79%** of Detroiters believe that Downtown contributes positively to wellbeing
- 83%** of Detroiters have a positive impression of Downtown
- 89%** of Detroiters would bring and out-of-town-visitor to Downtown





RECENTLY COMPLETED DEVELOPMENTS

- 12** 511 Woodward
1225 Woodward
- 13** 2715 Woodward
City Club Apartments CBD Detroit
- 14** Eddystone
One Campus Martius Expansion
- 15** The Press/321
Women's City Club Building



CITY CLUB
APARTMENTS
CBD DETROIT



EDDYSTONE
2701 Park Ave
Residential

2715 WOODWARD
2715 Woodward Ave
Office, Restaurant (first floor)

WOMEN'S CITY CLUB BUILDING
2110 Park Ave
Office, Retail, Commercial

CITY CLUB APARTMENTS CBD DETROIT
313 Park Ave
Residential

1225 WOODWARD
1225 Woodward Ave
Retail, Office

ONE CAMPUS MARTIUS EXPANSION
1 Campus Martius
Office

THE PRESS/321
321 West Lafayette Blvd
Mixed-Use

511 WOODWARD
511 Woodward Ave
Office, Retail, Commercial

Recently Completed Developments

Parks + Public Spaces

Business Improvement Zone (BIZ)

QLine Route and Station
People Mover Route and Station

RECENTLY COMPLETED

511 WOODWARD

511 Woodward Avenue

Located footsteps from Campus Martius Park, the Woodward Esplanade and the main QLINE terminal, 511 Woodward is within a short walking distance to Detroit’s vibrant Downtown attractions. 511 Woodward was brought back to life by renowned architectural firm Yamasaki, Inc. and the Elia Group focusing on an integrated development plan among the public, private and nonprofit sectors. Anchored by the Capital One Café, 511 Woodward serves as a hub for the city’s next generation of entrepreneurs, innovators and institutions. With more than 30,000 square feet, 511 Woodward delivers modern, approachable, exciting and unique office and retail space in the heart of the Central Business District.

DEVELOPER

The Elia Group

COMPLETION DATE

April 2021

DOLLARS INVESTED

\$20 million

PRIMARY BUILDING USE

Office

SECONDARY BUILDING USE

Retail/Commercial

SOURCES OF FINANCING

Undisclosed

Source: The Elia Group



NEARING COMPLETION

1225 WOODWARD

1225 Woodward Avenue

Formerly known as the Fowler Building, 1225 Woodward, located directly across from the Hudson’s Site, 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 until 1958. More recently, and almost immediately following acquisition by Bedrock, construction began on the eight-story, 51,000-square-foot building. Updates to the building’s infrastructure and electrical are expected for the project, which will include first-floor retail and upper-level office space.

DEVELOPER

Bedrock Detroit

PROJECTED COMPLETION DATE

December 2021

DOLLARS INVESTED

Undisclosed

PRIMARY BUILDING USE

Retail and Office

SOURCES OF FINANCING

Undisclosed

Source: Bedrock Detroit





RECENTLY COMPLETED

2715 WOODWARD

2715 Woodward Avenue

The new office and retail building at 2715 Woodward was intentionally placed as part of a strategic redevelopment effort intended to breathe new life into a previously underserved area of the city, just north of the Central Business District. 2715 Woodward presents a stunningly designed building that fosters connections and unrivaled access with floor-to-ceiling glass, state-of-the-art air and filtration systems and the finest of craftsmanship. As part of this strategic development effort, 2715 Woodward provides tenants and guests a thriving ecosystem of commerce, community and culture in the heart of the action, fostering connections and unrivaled access.

DEVELOPER

Olympia Development of Michigan

COMPLETION DATE

April 2021

DOLLARS INVESTED

\$65 million

PRIMARY BUILDING USE

Office

SECONDARY BUILDING USE

Restaurant (first floor)

SOURCES OF FINANCING

Private Financing

Source: Olympia Development of Michigan

RECENTLY COMPLETED

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 original 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.

DEVELOPER

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

COMPLETION DATE

June 2021

DOLLARS INVESTED

\$78.8 million

PRIMARY BUILDING USE

Residential

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





NEARING COMPLETION

EDDYSTONE

2701 Park Avenue

With thoughtfully designed apartments, art-infused interiors and an eclectic first-floor lounge, the new era of Eddystone offers a blend of modern amenities and historic charm in The District Detroit. The 13-story, Renaissance Revival-style Hotel Eddystone, was designed by architect Louis Kamper and located within the City's Eddystone Hotel Historic District. It is being transformed into a 70,000-square-foot mixed-use retail and residential building. The residential portion has 92 residential units with 20 percent of the units reserved as affordable housing. Eddystone is 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 Kamper.

DEVELOPER

Olympia Development of Michigan

PROJECTED COMPLETION DATE

December 2021

DOLLARS INVESTED

\$35-40 million

PRIMARY BUILDING USE

Residential

SECONDARY BUILDING USE

Restaurant (first floor)

SOURCES OF FINANCING

Private Financing, Federal Historic Rehabilitation Tax Credit Program

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

RECENTLY COMPLETED

ONE CAMPUS MARTIUS EXPANSION

1 Campus Martius

The expansion to One Campus Martius was completed in early 2021. 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 and a variety of retailers and office tenants. The \$95 million expansion provides 310,000 square feet of office space and 27,000 square feet of event space, which includes a pre-function area, main event space (divides into three separate rooms) and a wraparound outdoor terrace. The venue is available for meetings, conferences and more with a full capacity of 999 guests that can be arranged into theater, classroom and banquet-style seating or space for a strolling reception.

DEVELOPER

Bedrock Detroit

COMPLETION DATE

Early 2021

DOLLARS INVESTED

\$95 million

PRIMARY BUILDING USE

Office

SOURCES OF FINANCING

Undisclosed

Sources: Bedrock Detroit, Crain's Detroit Business



RECENTLY COMPLETED

THE PRESS/321

321 West Lafayette Blvd

The first residents were welcomed into The Press/321 in the fall of 2020. Designed by Albert Kahn and constructed in 1925, the building originally served as the full in-house production facility for Michigan’s oldest newspaper – The Detroit Free Press. The 14-story, 250,000-square-foot limestone building has since been reimagined into a modern, mixed-use Downtown community with office, retail, residential apartments and resort-like amenities like a state-of-the-art fitness center and community work lounge. It boasts a rooftop with panoramic views of Downtown and the Detroit River and the Midwest’s first fully automated parking system powered by AUTOParkit.

DEVELOPER

Bedrock Detroit

PRIMARY BUILDING USE

Mixed-Use

COMPLETION DATE

Fall 2020

SOURCES OF FINANCING

Undisclosed

DOLLARS INVESTED

Undisclosed

Source: Bedrock Detroit



NEARING COMPLETION

WOMEN’S CITY CLUB BUILDING

2110 Park Avenue

The Women’s City Club, an ornate Arts and Crafts-style building opened in 1924, has six stories and is in the Park Avenue Historic District. It was restored and redeveloped by Olympia Development of Michigan into 11,600 square feet of retail space on the first floor and basement and 46,300 square feet of office space on floors two through six. This project will strengthen Park Avenue by providing a new center of employment and enhancing the street-level retail/business offerings in the neighborhood.

DEVELOPER

Olympia Development of Michigan

PRIMARY BUILDING USE

Office

SECONDARY BUILDING USE

Retail/Commercial

PROJECTED COMPLETION DATE

October 2021

SOURCES OF FINANCING

Private Financing, Federal Historic Rehabilitation Tax Credit Program

DOLLARS INVESTED

\$25 million

Source: Olympia Development of Michigan





DEVELOPMENTS UNDER CONSTRUCTION

18 211 West Fort
220 West

19 The 1300
Book Building and Tower

20 Cambria Hotel
City Modern

21 The Exchange
The Harmonie House

22 Hudson's Site
The Joe Parking Deck

23 Park Avenue Building
TCF Headquarters

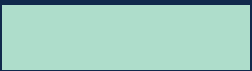
24 Michigan Central: Michigan Central
Station, Book Depository, Bagley
Mobility Hub and The Factory



HUDSON'S
SITE



Developments Under Construction



Parks + Public Spaces



Business Improvement Zone (BIZ)



QLine Route and Station



People Mover Route and Station

UNDER CONSTRUCTION

211 WEST FORT

211 West Fort Street

211 West Fort, located at the corner of Fort and Washington, is just a short walk to Campus Martius Park. The walkability of the location gives tenants easy access to a variety of dining, retail and entertainment throughout the Central Business District. Comprised of 450,000 rentable square feet, 211 is one of the few buildings Downtown to offer floor-to-ceiling windows, providing ample natural light and unobstructed views, all within a Class A environment. More than \$10 million in improvements are planned for the building, including improvements to elevator cabs, the lobby and lighting upgrades, plus three food and beverage options — a cocktail bar, a restaurant and a café.

DEVELOPER

Foster Financial/Tribus

PRIMARY BUILDING USE

Office

PROJECTED
COMPLETION DATE

November 30, 2021

SOURCES OF FINANCING

Private Financing

DOLLARS INVESTED

Undisclosed

Source: Foster Financial



UNDER CONSTRUCTION

220 WEST

220 West Congress Street

After spending its early years as a fur glove factory, 220 West is getting a well-deserved upgrade. Located in Detroit's Financial District, this five-story building was converted into creative office lofts, multiple retail storefronts and has a transformed alley (see **page 42** for details). The unique alley activation on the west side of the building creates a sense of space in an urban oasis setting that will feature indoor/outdoor dining for everyone to enjoy. Other building updates include a new roof, a restored façade, new HVAC and electrical systems, new elevators, plumbing, bathrooms and more. New businesses at 220 West include Venture X (floors 2-4) and a Tropical Smoothie Café on the ground level. The 34,500-square-foot building is situated near several hotels, the TCF Convention Center and the Woodward Avenue Shopping District.

DEVELOPER

Basco

PRIMARY BUILDING USE

Office

PROJECTED
COMPLETION DATE

December 2021

SECONDARY BUILDING USE

Retail

DOLLARS INVESTED

\$8.5 million

SOURCES OF FINANCING

Mercantile Bank Loan, Brownfield Tax Credits, Obsolete Property Rehabilitation Act (OPRA) and Private Financing

Source: Basco





UNDER CONSTRUCTION

THE 1300

1300 Broadway

The 1300 is located at the Northeast corner of Broadway and Gratiot. It serves as the southern anchor to the Broadway Avenue Historic District and was originally constructed in 1906. Purchased by Basco in May of 2019, the building has undergone the following renovations: historic façade rehabilitation, complete HVAC installation, new lobby, new roof and several whole floor tenant remodels. The result is a building that not only anchors the street but provides a sense of place for its tenants and the community.

DEVELOPER

Basco

**PROJECTED
COMPLETION
DATE**

December 2021

**DOLLARS
INVESTED**
\$7 million

PRIMARY BUILDING USE

Office

**SECONDARY
BUILDING USE**

Retail/Commercial

SOURCES OF FINANCING

State Bank Loan and
Private Financing

Source: Basco

UNDER CONSTRUCTION

BOOK BUILDING AND TOWER

1265 Washington Boulevard

Located at the corner of Washington and Grand River, the Book Building and Tower is one of Detroit's tallest and oldest skyscrapers. The historic Italian renaissance-style building was constructed in 1926 by the legendary Louis Kamper and continues to be a key anchor of Detroit's Washington Boulevard Historic District. The 38-story, 486,760-square-foot landmark will include the extended-stay Roost Apartment Hotel as well as residential and hospitality space, food and beverage concepts and event space.

DEVELOPER

Rock Companies/
Bedrock Detroit

**PROJECTED
COMPLETION DATE**

December 2022

DOLLARS INVESTED
Undisclosed

**PRIMARY
BUILDING USE**

Mixed Use Residential

**SOURCES OF
FINANCING**

Undisclosed

Source: Bedrock Detroit





UNDER CONSTRUCTION

CAMBRIA HOTEL

600 West Lafayette Boulevard

The Cambria Hotel, located at 600 West Lafayette, will be a part of an adaptive reuse of the former home of WWJ studios, which is situated in a lively neighborhood that has played a vital role in the city's ongoing revitalization. The hotel's 158 modular-built, sophisticated guest rooms will include immersive, spa-style bathrooms with Bluetooth mirrors, modern fixtures, abundant lighting, and plush bedding. The building will also feature an attached parking structure, grand ballroom with a walkout garden courtyard, rooftop bar and retail space. Detroit's very own Salvatore Borgia will be developing the food and beverage outlets, and Detroit Taco Company will also be a tenant.

DEVELOPER

600 Ventures 2 LLC - partnership between Means Group and Koucar Management

PROJECTED COMPLETION DATE

Summer 2022

DOLLARS INVESTED

Undisclosed

PRIMARY BUILDING USE

Hospitality

SECONDARY BUILDING USE

Office

SOURCES OF FINANCING

Undisclosed

Source: 600 Ventures 2 LLC

UNDER CONSTRUCTION

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 just minutes from Downtown Detroit, City Modern offers options for individuals and families of all sizes, including flats, carriage homes, townhomes and historic homes. Five accomplished architecture firms will renovate four existing Victorian mansions and design 20 residential buildings, 12 of which are complete. City Modern will support the needs of existing and future residents of Brush Park with 32,400 square feet of ground-level space for retail, commercial or restaurant use.

DEVELOPER

Brush Park Community Development Corporation, Bedrock and Hunter Pasteur Homes

PROJECTED COMPLETION DATE

2023

DOLLARS INVESTED

Undisclosed

PRIMARY BUILDING USE

Residential

SECONDARY BUILDING USE

Retail

SOURCES OF FINANCING

Undisclosed

Source: Bedrock Detroit



UNDER CONSTRUCTION

THE EXCHANGE

310 Gratiot Avenue

The Exchange will offer a new neighborhood environment with high-rise residential units within the eastern portion of the Central Business District – 153 units are available for rent and 12 condos are for sale. Each unit within The Exchange provides impressive views of the city, including Downtown, the Detroit River and the sports and entertainment district. In-demand residential amenities include: 24/7 valet; exclusive fitness center; outdoor rooftop terrace with Downtown view; luxury, high-end appliances; elevated finishes; and smart, touch-free living throughout the building. Respecting the neighborhood's unique culture and history, The Exchange provides accessibility and street-level interaction with The Plaza at Gratiot and Randolph, mobility and parking, and conveys a distinct neighborhood experience. With a Walk Score® of 96 out of 100, The Exchange is a quick walk to the QLINE's Campus Martius and the People Mover's Greektown stops, along with several nearby parks.

DEVELOPER

Exchange Detroit LLC (Mark J Bennett, PLLC/Pappas Financial and Barton Malow)

PROJECTED COMPLETION DATE

March 2023

DOLLARS INVESTED

\$64.6 million

PRIMARY BUILDING USE

Residential

SECONDARY BUILDING USE

Retail/Commercial

SOURCES OF FINANCING

Brownfield Tax Credits, PACE Financing, Commercial Bank Financing, Private Financing

Sources: Exchange Detroit LLC, The Detroit Free Press



UNDER CONSTRUCTION

THE HARMONIE HOUSE

311 East Grand River Avenue

The Harmonie House, an historic rehabilitation of a more than 35,000-square-foot building, was originally constructed in 1895 by members of the German community as a place for community events and socialization. Basco is undertaking this historically accurate rehabilitation in hopes of restoring it to be a critical anchor to the Paradise Valley cultural and entertainment district. The project will feature a one of kind hospitality venue on the second and third floors that will feature dramatic views of the Detroit Athletic Club (DAC), Ford Field and Comerica Park. The first floor is being prepared for a full-service restaurant and the lower level, which features historic Pewabic tile, will be repurposed as a unique bar/lounge to complement the other uses in the building. The rehabilitation will also include a new roof, HVAC, electric, plumbing, elevators, façade and the restoration of the historic grand staircase and ballroom plaster work.

DEVELOPER

Basco

PROJECTED COMPLETION DATE

March 2022

DOLLARS INVESTED

\$11.7 million

PRIMARY BUILDING USE

Hospitality

SECONDARY BUILDING USE

Retail

SOURCES OF FINANCING

Mercantile Bank Loan, Detroit Downtown Development Authority (DDA) Loan, Brownfield Tax Credits, Obsolete Property Rehabilitation Act (OPRA) and Private Financing

Source: Basco



UNDER CONSTRUCTION

HUDSON'S SITE

1208 Woodward Avenue

The \$910 million, 1.5 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. Construction is well underway and is visible to the public from every vantage point and is growing two stories every three to four weeks. This building will include office, retail, hotel, residential and market space. It will stand as the second-tallest building in Detroit at 680 feet and will be the first skyscraper development in 30 years. The block portion of the project is scheduled for completion by March 2022.

DEVELOPER

Bedrock Detroit

PROJECTED

COMPLETION DATE

March 2022

DOLLARS INVESTED

\$910 million

Source: Bedrock Detroit

PRIMARY BUILDING USE

Mixed

SOURCES OF

FINANCING

Private Resources

SIZE PROJECTIONS

Total Development

1.5 million square feet

Site

2 acres

Tower

49 stories/680 feet tall

Block Building

12 stories/232 feet tall

Office

400,000 square feet

Hotel

285,000 square feet

Residential

225,000 square feet

Events and Meetings

127,000 square feet

Outdoor Spaces

1/3 acre
(15,000 square feet)

Retail and Restaurants

29,600 square feet



UNDER CONSTRUCTION

THE JOE PARKING DECK

900 West Jefferson

The Joe Louis Arena Parking Deck is an iconic structure that has been part of Detroit's landscape since its construction in the 1980's. The 1,000,000-square-foot space is the third largest parking deck in Downtown Detroit. Foster Financial purchased it in March 2021 and plans to update the deck into a Mobility Hub for the City of Detroit. Updates will include \$10 million in structural repairs, a flash parking system, new LED lights throughout, public art installation, electric car charging ports, on-site MoGo stations, dry cleaning drop-off and pick up, and scooter rentals to name a few. As a low-cost provider and strategically located, The Joe is connected to TCF Center and offers a solution for large Detroit employers looking to save money on their monthly parking charges.

DEVELOPER

Foster Financial/Tribus

PROJECTED

COMPLETION DATE

January 1, 2022

DOLLARS INVESTED

\$15 million

Source: Foster Financial

PRIMARY BUILDING USE

Parking/Transportation

SOURCES OF FINANCING

Private Financing





UNDER CONSTRUCTION

PARK AVENUE BUILDING

2001 Park Avenue

After decades of neglect, the historic 2001 Park Avenue Building will be renovated into an upscale, mixed-use space. The 12-story, 105,000-square-foot structure was built in 1922 and designed by American architect Albert Kahn and includes a full 3,500-square-foot basement space with 10-foot ceilings. The property is in Downtown Detroit's Central Business, Theatre, Entertainment and Stadia 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 studio, one-, two- and three-bedroom residential units.

DEVELOPER
Infinity Homes & Co.

**PROJECTED
COMPLETION DATE**
August 2023

DOLLARS INVESTED
\$17-22 Million

PRIMARY BUILDING USE
Residential

SECONDARY BUILDING USE
Retail/Commercial

SOURCES OF FINANCING
Undisclosed

Sources: Rino Soave, Crain's Detroit Business

UNDER CONSTRUCTION

TCF HEADQUARTERS

2025 Woodward Avenue

Chemical Bank announced in July of 2018 that it would build a new 20-story mixed-use structure on a site just north of Grand Circus Park and move its headquarters there. The Sterling Group was later tapped to build and operate the building for the bank, after Chemical Bank merged with TCF Bank. The 420,000-square-foot building will include ground-level commercial space, ten stories of parking, 185,000 square feet of office space across nine stories and a rooftop terrace. Construction began in late 2019. TCF was later acquired by Huntington Bank who plans to make the building the headquarters for their commercial banking business.

DEVELOPER
Sterling Group

**PROJECTED
COMPLETION DATE**
Undisclosed

DOLLARS INVESTED
Undisclosed

PRIMARY BUILDING USE
Office

SECONDARY BUILDING USE
Retail

SOURCES OF FINANCING
Undisclosed

Source: Neumann/Smith Architecture, The Detroit News, Detroit Free Press, Downtown Detroit Partnership





MICHIGAN CENTRAL

2001 15th Street

Michigan Central is a new mobility innovation district located in Detroit's historic Corktown neighborhood. Ford Motor Company is restoring the 108-year-old Michigan Central Station and the Albert Kahn-designed Book Depository as several anchor buildings that will bring together innovators, educators, investors, policy makers and companies to solve real-world mobility challenges in a dynamic urban community. Once complete, Michigan Central will be a 30-acre, vibrant, inclusive and walkable innovation district with 1.2 million square feet of commercial space and 5,000 workers.

For more information, visit www.michigancentral.com.



UNDER CONSTRUCTION

Book Depository

Designed by Albert Kahn in the 1930s as Detroit's main post office, the Book Depository got its name when it was used to store books for Detroit Public Schools. It closed in 1987 due to a large fire and was abandoned until 2018 when it was purchased by Ford Motor Company along with several nearby buildings. The building is currently being reimagined as the soul of Michigan Central, with built-in flexibility and shared spaces to spur connection, collaboration and innovation among the building's tenants, which will include Ford employees as well as mobility startups, entrepreneurs and other partners. Features include an atrium skylight, stadium staircase, presentation area, maker labs, inter-connected floors, indoor and outdoor co-working spaces and a café.

PROJECT COMPLETION DATE
Spring 2022

SIZE
280,000 square feet

PRIMARY BUILDING USE
Collaboration space, office,
co-working, maker labs

RECENTLY COMPLETED

The Factory

The Factory is the first Ford-owned building to open in the Michigan Central mobility innovation district. Once home to the Chicago Hosiery and Detroit-Alaska Knitting Mills factories, it is now the base for more than 250 members of Ford's autonomous vehicle business and operations team. Ford acquired the building in May 2018, putting the company back in the city where Henry Ford first invented the assembly line a century ago.

YEAR COMPLETED
2018

SIZE
50,000 square feet

PRIMARY BUILDING USE
Office



DEVELOPER
Ford Motor Company

DOLLARS INVESTED
Undisclosed

SOURCE(S) OF FINANCING
Undisclosed

PROJECTED COMPLETION DATE
2023

Within the Michigan Central project are the four following key buildings:

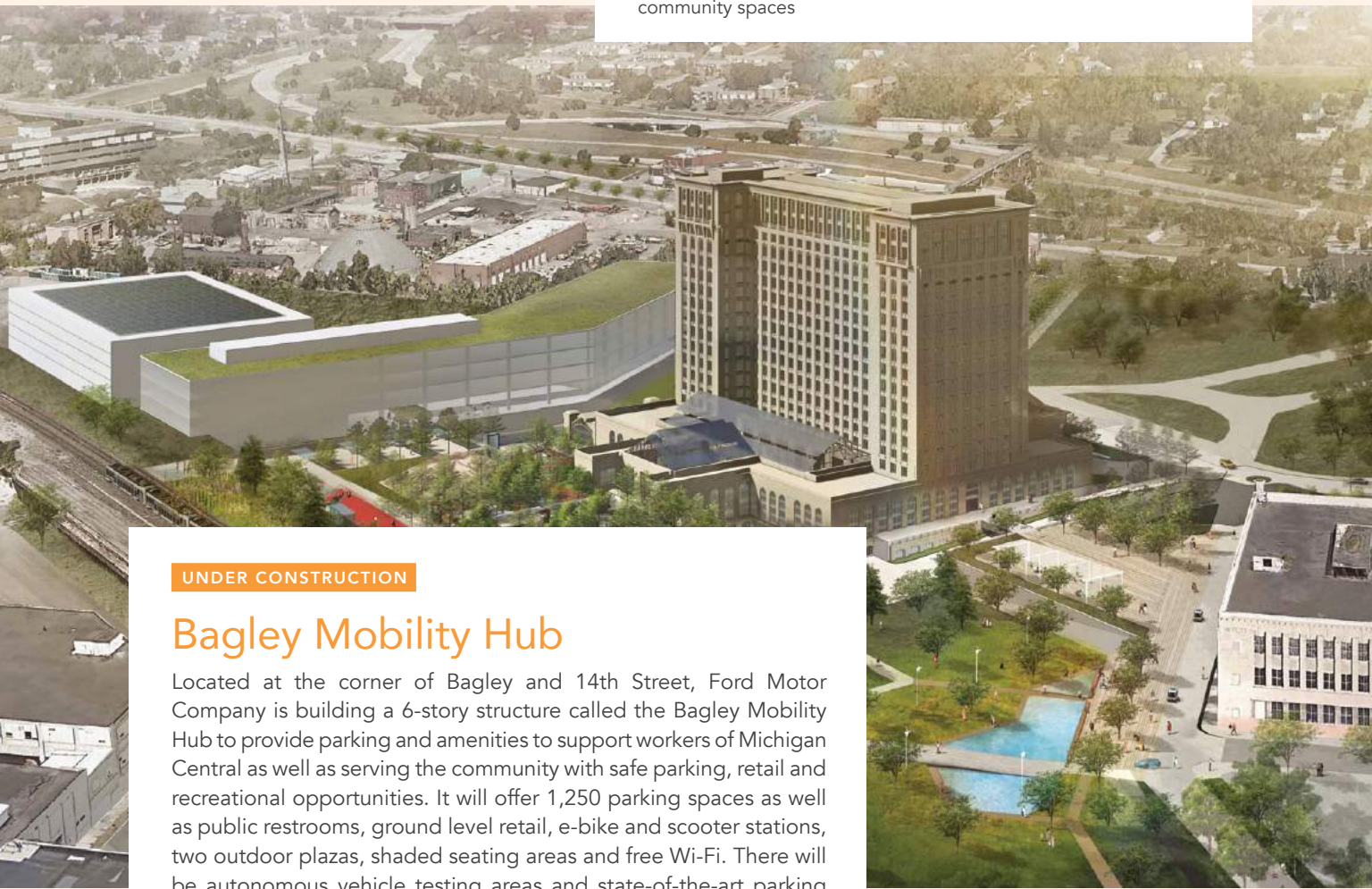
- ▶ Michigan Central Station
- ▶ Book Depository
- ▶ The Factory
- ▶ Bagley Mobility Hub

UNDER CONSTRUCTION

Michigan Central Station

Michigan Central Station 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. It is the centerpiece of Ford's vision for Michigan Central. The grand waiting room, arcade and concourse will be welcoming public spaces while the tower will be transformed into modern offices. Features include community and event spaces, public art, ongoing programming, activations, restaurants and retailers.

PROJECT COMPLETION DATE 2023	SIZE 640,000 square feet
PRIMARY BUILDING USE Office, retail, hospitality, community spaces	



UNDER CONSTRUCTION

Bagley Mobility Hub

Located at the corner of Bagley and 14th Street, Ford Motor Company is building a 6-story structure called the Bagley Mobility Hub to provide parking and amenities to support workers of Michigan Central as well as serving the community with safe parking, retail and recreational opportunities. It will offer 1,250 parking spaces as well as public restrooms, ground level retail, e-bike and scooter stations, two outdoor plazas, shaded seating areas and free Wi-Fi. There will be autonomous vehicle testing areas and state-of-the-art parking infrastructure like electric vehicle charging facilities, automated payment technology and smart guidance systems. Additionally, the Bagley Mobility Hub will be a key connector to and a shared resource for users of the future Southwest Greenway that is being constructed by the Detroit Riverfront Conservancy. It is being built to coincide with the opening of the Book Depository.

PROJECT COMPLETION DATE 2022	SIZE 6 floors and space for 1,250 parking spots
PRIMARY BUILDING USE Parking, micro-mobility stations, retail	

30 acres
vibrant, inclusive and walkable innovation district

1.2 million square feet
of commercial space

An aerial photograph of a city skyline, likely Pittsburgh, with several prominent skyscrapers. A large blue rectangular overlay is positioned in the center-left of the image, containing white text. The text lists various development projects, each preceded by a number in a bold font. The background shows a mix of urban buildings, green spaces, and a river in the distance.

PIPELINE DEVELOPMENTS

28 1300 Beaubien
Broadway Lofts

29 Cass-Henry Residential
Godfrey Hotel

30 Gratiot Site/Centre for Urban Transformation
Harvard Square Centre

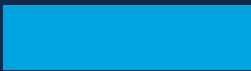
31 Hastings Place
Lafayette West

32 The Leland
Michigan and Church Street

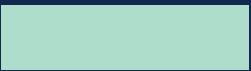
33 Park Avenue House/Royal Palm Hotel
Residences @ 150 Bagley



LAFAYETTE
WEST



Pipeline Developments



Parks + Public Spaces



Business Improvement Zone (BIZ)



QLine Route and Station



People Mover Route and Station

PIPELINE DEVELOPMENT

1300 BEAUBIEN

1300 Beaubien Street

1300 Beaubien, designed by architect Albert Khan in 1921, was the former Detroit Police Department (DPD) Headquarters from 1923 until 2013. In 2018, Bedrock purchased the former police headquarters from the City of Detroit. A development timeline has not yet been determined for the 240,000-square-foot building that sits adjacent to both the former jail site/proposed innovation district and Greektown. Though Bedrock has not released any plans publicly, Crain's Detroit Business reported that Bedrock has considered the building for a boutique hotel and conference center.

DEVELOPER

Bedrock Detroit

**PROJECTED
COMPLETION DATE**

Undisclosed

POTENTIAL INVESTMENT

Undisclosed

PRIMARY BUILDING USE

Undetermined

SOURCES OF FINANCING

Undisclosed

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



PIPELINE DEVELOPMENT

BROADWAY LOFTS

1320-64 Broadway Street

Located in Detroit's Paradise Valley neighborhood and the Broadway Avenue Historic District, this adaptive reuse project is set to break ground in spring 2022. While it was delayed due to the pandemic's impact on construction numbers, the development will still include the renovation of three properties (1322-1332) into one single, multi-story unit. The project will feature nine stories, preserve the historic building façades, and will include 12,459 square feet of retail among two ground-level spaces. The 82,676 total square foot building will also feature a club room, rooftop terrace, and a workout facility on the ninth floor. The residences will include a mix of studio, one-bedroom and two-bedroom units among 75 total apartments.

DEVELOPER

Basco

**PROJECTED
COMPLETION DATE**

2023

POTENTIAL INVESTMENT

\$27 million

PRIMARY BUILDING USE

Residential/Mixed

SOURCES OF FINANCING

Undisclosed

Source: Basco





PIPELINE DEVELOPMENT

CASS-HENRY RESIDENTIAL

Cass Avenue at Henry Street

Plans are in development to renovate six historic Detroit apartment buildings and a community center near Little Caesars Arena. Pending City approvals, the project could create 170 new apartments, 84 of which would be affordable housing for income-qualified tenants, including existing renters. The buildings, built between the 1900s and the early 1920s, are located at Cass and Henry Street adjacent to the Fisher Freeway service drive. Two buildings are currently occupied while the others are vacant. The \$60 million project aims to have a mix of affordable and market-rate housing, plus a community space for its residents. The project was recently awarded a Low-Income Housing Tax Credit from the Michigan State Housing Development Authority, which supports a portion of the affordable housing element of the project.

DEVELOPER

Olympia Development of Michigan
and Cinnaire Solutions

PROJECTED COMPLETION DATE

TBD

POTENTIAL INVESTMENT

\$60 million

PRIMARY BUILDING USE

Residential and
Community Space

SOURCES OF FINANCING

TBD

Sources: Ilitch Companies, Detroit Free Press

PIPELINE DEVELOPMENT

GODFREY HOTEL

1401 Michigan Avenue

A new 227-room hotel is planned for 1401 Michigan Avenue in Detroit's Corktown Neighborhood. The building that once housed administrative offices for the Detroit Lions and then the City Cab Co. will be demolished to make way for the new boutique hotel. Construction could start Q4 2021 and will include a restaurant, bar, ballroom and rooftop café. This location will make the fifth Godfrey Hotel in the nation, which is considered a boutique hotel brand – other locations include Chicago, Boston and Tampa.

DEVELOPER

Oxford Capital Group, Hunter
Pasteur Homes

PROJECTED COMPLETION DATE

Undisclosed

POTENTIAL INVESTMENT

\$74 million

PRIMARY
BUILDING USE

Hotel/Hospitality

SOURCES OF
FINANCING

Brownfield Tax
Credits

Sources: Hunter Pasteur Homes, Detroit Free Press





PIPELINE DEVELOPMENT

GRATIOT SITE/ CENTRE FOR URBAN TRANSFORMATION

1400 Saint Antoine

A comprehensive Innovation District is planned for the 14-acre Gratiot Site located at Saint Antoine and Gratiot Avenue. Bedrock is partnering with the World Economic Forum to establish the Centre for Urban Transformation to drive economic change and address the growing challenges that cities, including Detroit, face. The Centre aims to mobilize a band of global business leaders and stakeholders to support cities across the globe as they work to rebuild their communities and economies on the road to recovery from the COVID-19 pandemic. Detroit will be the global headquarters for the Centre, which will include a global institute that will focus on the future of cities with the goal of positioning Detroit as a city of world-defining innovation.

DEVELOPER

Bedrock Detroit

PRIMARY BUILDING USE

Commercial

PROJECTED COMPLETION DATE

Not Determined

SOURCES OF FINANCING

Undisclosed

POTENTIAL INVESTMENT

Undisclosed

Source: Bedrock Detroit, World Economic Forum

PIPELINE DEVELOPMENT

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, neoclassical architectural influence with a terracotta exterior. The 51,000-square-foot, 12-story building is slated for mixed-use with residential, retail or office space.

DEVELOPER

Bedrock Detroit

PRIMARY BUILDING USE

Mixed-Use (residential, retail or office space)

PROJECTED COMPLETION DATE

Undetermined

SOURCES OF FINANCING

Undisclosed

POTENTIAL INVESTMENT

Undisclosed

Source: Bedrock Detroit and Crain's Detroit Business



PIPELINE DEVELOPMENT

HASTINGS PLACE

1468 Randolph Street

Hastings Street, the main street in the Paradise Valley neighborhood, was an important commercial district consisting of mostly African American-owned businesses. The area was razed in the 1950s and 1960s for the construction of I-75. Hastings Place, led by Hiram Jackson through Paradise Valley Real Estate Holdings II LLC is part of a plan to help recreate the district. The development is located near the original neighborhood on surface lots at 1468-1496 Randolph Avenue and is expected to include the following: 90 luxury apartments, with 20-percent set aside as affordable housing with below-market rents; 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.

DEVELOPER

Paradise Valley Real Estate Holdings II LLC

PROJECTED COMPLETION DATE

Late 2022 or Early 2023

POTENTIAL INVESTMENT

Undisclosed

PRIMARY BUILDING USE

Residential

SOURCES OF FINANCING

Undisclosed

Source: Crain's Detroit Business, Detroit Free Press



PIPELINE DEVELOPMENT

LAFAYETTE WEST

1401 Rivard Street

Lafayette West is a unique development inspired by German architect Ludwig Mies van der Rohe. The 5-acre community of seven residential buildings is in the heart of historic Lafayette Park. The project includes three condominium buildings with 88 units, three apartment buildings with 230 units and an extensive more than 15,000-square-foot clubhouse (with a pool) and an outdoor recreation area. Architecture is reflective of Mies van der Rohe design including wood, cement board, and metal panel exteriors. Professional interiors designed by Parini are clean and modern with appearances consistent with Mies designs. The development site has been designed as an extension of Lafayette Park with park areas, walking paths and extensive landscaping. Construction is expected to start before the end of the year.

DEVELOPER

Mark J. Bennett, Ownership Representative, Lafayette Acquisition Partners, LLC

PROJECTED COMPLETION DATE

December 31, 2024

POTENTIAL INVESTMENT

\$133 million

PRIMARY BUILDING USE

Residential

SOURCES OF FINANCING

Bank construction loan, PACE financing, Brownfield/TIFF

Source: Lafayette Acquisition Partners, LLC, Detroit Free Press



PIPELINE DEVELOPMENT

THE LELAND

400 Bagley Street

The upcoming renovations to The Leland, which will follow historic preservation standards and guidelines, are expected to transform the former hotel into a mixed-use, 340-unit building with 70,000 square feet of commercial and retail space. On adjacent parcels, a 650-space parking structure equipped with first floor retail, will also be renovated. The Leland can be described as “a city within a city,” combining market rate and luxury amenities with affordable housing for 76 tenants who pay 50-percent area median income rent at about \$650 per month.

DEVELOPER

Leland House
Limited Partnership

PROJECTED
COMPLETION DATE

Undetermined

POTENTIAL
INVESTMENT

\$124 million

PRIMARY BUILDING USE

Residential

SOURCES OF FINANCING

Low Income Housing Tax Credits, New Markets Tax Credits, Historic Tax Credits, Brownfield Tax Credits, 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



PIPELINE DEVELOPMENT

MICHIGAN AND CHURCH STREET

1600 Michigan Ave., 1501 and 1610 Church St.

Across from the redeveloped site of the Tiger Stadium, this project will include three new buildings for residential and commercial use, including parking. At least 10 percent of the units will be categorized as affordable housing. The development team plans to preserve an old sawmill that served lumberyards in Corktown dating back to 1894 and was later transformed into Red Arrow soda factory.

- 1600 Michigan Avenue: seven-story, 188-unit apartment building with ground-floor retail
- 1501 Church Street: three-story parking structure with 216 parking spaces and ground-floor retail
- 1610 Church Street: seven three-story townhomes (each about 2,100 square feet) with rooftop terraces

DEVELOPER

Oxford Capital Group,
Hunter Pasteur Homes,
Nathan Forbes
(Forbes Co.)

POTENTIAL INVESTMENT

\$93 million

PRIMARY BUILDING USE

Residential

SECONDARY BUILDING USE

Retail/Commercial

SOURCES OF FINANCING

Brownfield Tax Credits
(Michigan Strategic Fund)

Source: Detroit Free Press





PIPELINE DEVELOPMENT

PARK AVENUE HOUSE/ROYAL PALM HOTEL

2305 Park Avenue

Before it was sold to its current owner in summer 2021, the Royal Palm at 2305 Park Avenue was the former site of a potential Tapestry Hotel. The building was originally designed by renowned architect Louis Kamper in the 1920s as part of an effort to create a corridor of high-end commercial and residential properties 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’ plans for the 13-story former hotel have not yet been revealed.

DEVELOPER

Sturgeon Bay Partners

PRIMARY BUILDING USE

Undisclosed

POTENTIAL INVESTMENT

Undisclosed

SOURCES OF FINANCING

Undisclosed

PROJECTED COMPLETION
DATE

Undisclosed

Source: Downtown Detroit Partnership

PIPELINE DEVELOPMENT

RESIDENCES @ 150 BAGLEY

148 Bagley Street

The former United Artist Building, designed by C. Howard Crane, will be transformed into a residential flagship in the walkable, Downtown neighborhood near Grand Circus Park. The Bagley Development Group plans to retain the historic character of the 18-story, 217,000-square-foot landmark, including 148 residential units, 20 percent of which will be affordable housing. The project will also include 10,500 square feet of first-floor retail and residents will have on-site dedicated parking with available valet options. With convenient access to the QLINE, the project is minutes from familiar attractions like Comerica Park, Little Caesars Arena, Ford Field, Fox Theatre, along with several popular restaurants and shopping.

DEVELOPER

Bagley
Development
Group

PROJECTED
COMPLETION DATE

May 2023

POTENTIAL
INVESTMENT

\$80 million

PRIMARY BUILDING USE

Residential

SECONDARY BUILDING USE

Retail

SOURCES OF FINANCING

Housing and Urban Development (HUD), Michigan Community Revitalization Program (CRP), block grants, historic tax credits, Neighborhood Enterprise Zone (NEZ) and lender AFL-CIO Trust Fund

Sources: Bagley Development Group



ROAD TO RESILIENCE

*The Role of Sacred Spaces
During the Pandemic*

36 Reimagining The Isaac Agree Downtown Synagogue

37 Second Baptist Church of Detroit

38 Pope Francis Center

39 The Healing Memorial



ISAAC AGREE
DOWNTOWN
SYNAGOGUE

Historically, the role of sacred spaces and their leaders has been instrumental in and around cities across the nation, including Detroit. Earlier this year, the DDP held a Sacred Spaces Roundtable with several of Detroit’s ecumenical leaders and in conjunction with the City of Detroit, Wayne County and Partners for Sacred Places.



A research study finding from “The Economic Halo Effect,” shows that congregations with older buildings provide a wide range of community-based programs and other services. For example, they offer free or below-market space for activities focused on education and the arts, as well as thousands of hours of volunteer time and clergy and staff time. 87 percent of the beneficiaries of community programs and events housed in sacred places are not members of the religious congregation.

DDP Executive Committee Member Bishop Edgar L. Vann II said, “Coming together as a community ignites a unique strength and energy to keep going, to continue fulfilling our purpose.” Bishop Vann is the Senior Pastor of Second Ebenezer Church and tells us that he believes there is hope and trusts that sacred spaces will always play a critical role in Detroit. “Continuing to gather will help our community restore and heal, build new bridges, forge new coalitions and dismantle walls that divide us. DDP will always play a big role and offer great leadership and I think our future is very bright.”



Detroit’s sacred spaces offer so much in addition to the opportunity for worship and fellowship, and the spaces are equitable and inclusive. This comes to life in two significant renovations at two prominent Detroit places of worship – Isaac Agree Downtown Synagogue and Second Baptist Church of Detroit.

Along with these projects, this “Road to Resilience: The Role of Sacred Spaces During the Pandemic” special feature includes other groups around Downtown Detroit that have and continue to play a significant role in the city’s healing and growth.



REIMAGINING THE ISAAC AGREE DOWNTOWN SYNAGOGUE

1457 Griswold Street

In December 2021, the Isaac Agree Downtown Synagogue (IADS) will celebrate its centennial with the completion of a comprehensive renovation. The synagogue has deep Detroit roots and a reputation for being a welcoming community and because it is centrally located, IADS hopes to be a hub for Jewish activities in Detroit for the next 100 years. To become that hub, the team is planning a comprehensive renovation of the 15,000-square-foot, five floor building with major updates on each floor, including co-working space and a usable roof deck. Both will bring in revenue from co-working tenants and events rentals. The Downtown Synagogue will be a home to a broad range of community members seeking educational, social and spiritual fulfillment.

DEVELOPER

Isaac Agree
Downtown Synagogue

PROJECTED COMPLETION DATE

December 2021

DOLLARS INVESTED

\$4.5 million

PRIMARY BUILDING USE

Mixed

SOURCES OF FINANCING

157 unique individual donors and local foundations including William Davidson Foundation, Fisher Foundation, The Jewish Fund, Gilbert Family Foundation and others.

Source: Isaac Agree Downtown Synagogue



SECOND BAPTIST CHURCH OF DETROIT

441 Monroe Street

The Greektown Neighborhood Partnership was awarded the National Park Service African American Civil Rights Program Grant in July 2021. The grant of \$425,959 will support capital improvements to the Second Baptist Church of Detroit and an update to the National Register of Historic Places Nomination. Second Baptist Church is the oldest African American congregation in the State of Michigan and played a pivotal role in the African American Civil Rights Movement in both the nineteenth and twentieth centuries. Established in 1836 as the Society of Second Baptist, it played an important role in the Underground Railroad and the abolitionist movement in the 1800s, with the most fervent abolitionist activists associated with and meeting at Second Baptist Church. In the 1900s Second Baptist continued to lead the African American community in the struggle for equality, addressing social welfare, employment, segregation, and racism.

Capital improvements to the Second Baptist Church of Detroit will include roof restoration, repair, and replacement, repair of interior water damage caused by leaks in the roof, replacement of the hot water system, and stabilization and repair of the leaded and stained glass throughout the church complex, and replacement of the exterior glass protective system. The National Register of Historic Places Nomination for Second Baptist Church of Detroit dated March 19, 1975, will also be updated to include a comprehensive history and documentation highlighting its role in the Civil Rights Movement and the inclusion of the 1968 modern addition by notable Black architect Nathan Johnson in the Brutalist style. The Second Baptist Church of Detroit Rehabilitation and Nomination Project is being supported in part by an African American Civil Rights grant from the Historic Preservation Fund administered by the National Park Service, Department of the Interior. Greektown Neighborhood Partnership will soon be releasing Requests for Proposals for the scope of work.



PROJECTED COMPLETION DATE

Undetermined

DOLLARS INVESTED

\$425,959

SOURCES OF FINANCING

National Park Service African American Civil Rights Program Grant

Source: Greektown Neighborhood Partnership





POPE FRANCIS CENTER

438 St. Antoine Street
and TCF Center

The Pope Francis Center provides vital services to people experiencing homelessness. The center does not require identification, paperwork or any sort of drug or alcohol screens. The center is open Monday through Saturday from 7:00 a.m. to 11:00 a.m. At the start of the pandemic, everything was moved outside. However, the need for more assistance prompted leaders to relocate to the TCF Center for several months. The program worked hard to provide two nutritious meals a day, hot showers, barber services, laundry, housing assistance and more. The center also offers free medical, dental and legal care. The temporary relocation allowed for a safe space away from the bitter winter temperatures but also provided a well circulated open space for people to stay socially distanced. Pre-pandemic, the Pope Francis Center served 200 people daily and that increased to 500 daily after March 2020. The center is committed to eradicating chronic homelessness by 2030.

Read more at PopeFrancisCenter.org.

Source: Pope Francis Center, Detroit Free Press

MARCH 2020 TO MARCH 2021

200+ GUESTS DAILY

109,000 MEALS

6,000 SHOWERS

2,550 LOADS OF LAUNDRY

200+ VACCINES



THE HEALING MEMORIAL

TCF Center

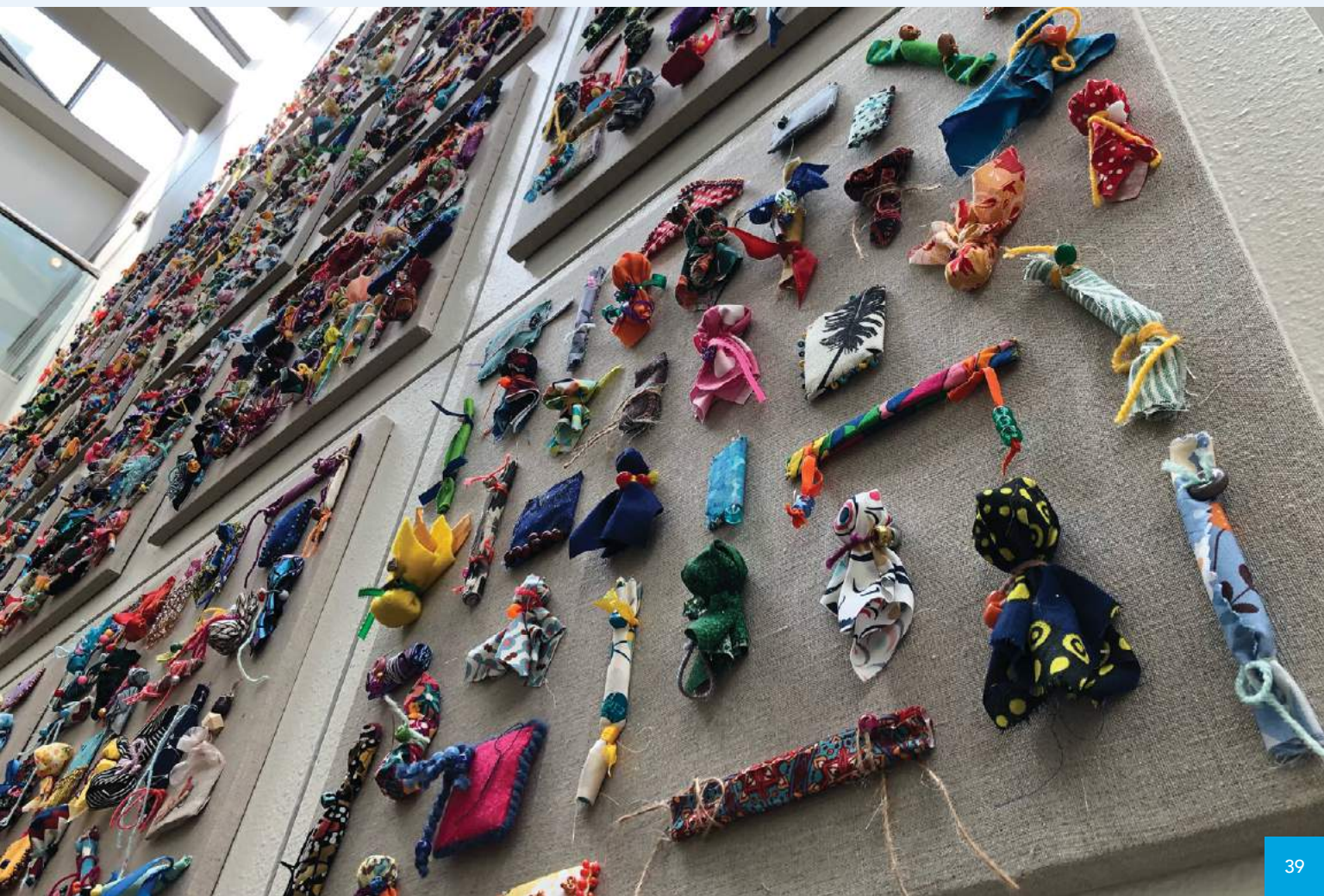
The Healing Memorial installation represents the collective loss and impact on our community caused by the pandemic. Throughout the summer of 2021, there were stations in various communities, events, churches, day camps, shops, etc. to give residents across metro Detroit a chance to contribute to this unique memorial. It is led by the City of Detroit Office of Arts, Culture and Entrepreneurship, the Detroit Riverfront Conservancy, TCF Center and the Cranbrook Art Museum. World-renowned artist Sonya Clark conceived the project as an iteration of her Beaded Prayer exhibit that made stops around the world for more than a decade. The completed work was revealed on August 31, the City of Detroit's official COVID Memorial Day.

Read more at
detroitriverfront.org/thehealingmemorial

LEAD PARTNERS

City of Detroit, Cranbrook Art Museum, TCF Center,
Detroit Riverfront Conservancy

Source: Detroit Riverfront Conservancy



OTHER INVESTMENTS

Outdoor Community Spaces and Pedestrian-Friendly Public Spaces and Projects

- 42 220 West Congress Alley
Capitol Park Dog Park
- 43 Columbia Street
DDP Parks + Public Spaces
- 44 Ford City:One Michigan Avenue Bridge Art Installation
Mayor Dennis W. Archer Greenway
- 45 Monroe Street Midway and Drive-In
Monroe Streetscape Improvement Program
- 46 New "Detroit" Sign: Downtown Lighting Expansion
Randolph Plaza
Robert C. Valade Park
- 47 Spirit Plaza
Uniroyal Promenade

Public Infrastructure Projects

- 48 Free Broadband Internet in all DDP Parks + Public Spaces
Federal Emergency Broadband Benefit
- 49 I-375 Improvement Project
Digital Wayfinding Kiosks


MONROE STREET
MIDWAY



Other Investments,
Parks and Public
Spaces



Parks + Public Spaces



Business Improvement
Zone (BIZ)



QLine Route
and Station



People Mover
Route and Station



IN DEVELOPMENT

220 WEST CONGRESS ALLEY

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.

DEVELOPER

Basco

Source: Basco

OTHER INVESTMENTS

Outdoor Community Spaces and Pedestrian-Friendly Public Spaces and Projects

Downtown Detroit is a place of continued growth and perseverance. As the city continues to navigate a global pandemic, there have been many examples of development innovation in the face of global challenges. In this section the DDP highlights how outdoor community spaces and pedestrian-friendly public spaces have been instrumental for the past 18+ months.

OPENED SUMMER 2020

CAPITOL PARK DOG PARK

Capitol Park celebrated the opening of the new community funded off-leash dog park with a physically distanced ribbon cutting ceremony in August 2020. This project completed phase one of the larger Capitol Park Improvement Project, which includes expanding the lawn and creating new perennial garden beds. Capitol Park saw an increase in activity throughout the year as residents used the park as a gathering place while working from home.

LEAD PARTNER

Downtown Detroit Partnership

Source: Downtown Detroit Partnership



OPEN TO THE PUBLIC

COLUMBIA STREET

Columbia Street is a 40,000-square-foot shopping and dining destination and a community gathering place that features 10 retail storefronts located between the iconic Fox Theatre and the Little Caesars World Headquarters. Restaurants and shops include the new Union Assembly, Cuban-inspired Frita Batidos, Middle Eastern-influenced Sahara Restaurant and Grill, and The M Den, the official merchandise retailer of the University of Michigan Athletics. More restaurants and businesses are on the way. Columbia Street also hosts several community events each year, including an Art Walk series, organized workouts, acoustic and comedy nights and more. Many of these events are free and open to the public.

DEVELOPER

Olympia Development of Michigan

Source: Olympia Development of Michigan



ONGOING INVESTMENT

DDP PARKS + PUBLIC SPACES

Despite the many challenges in the past 20+ months, DDP Parks and Public Spaces have remained open and accessible to the public. As urban parks and public spaces are vital to public health, DDP leveraged new opportunities to keep everyone safe. In partnership with KeyBank and the BIZ, handwashing stations were installed in every park, and safety ambassadors supplied face-coverings to visitors courtesy of the Ford Motor Company Fund. Operational support from the Rocket Community Fund was critical to supporting daily life amenities, lush gardens, flexible park furniture and iconic fountains.

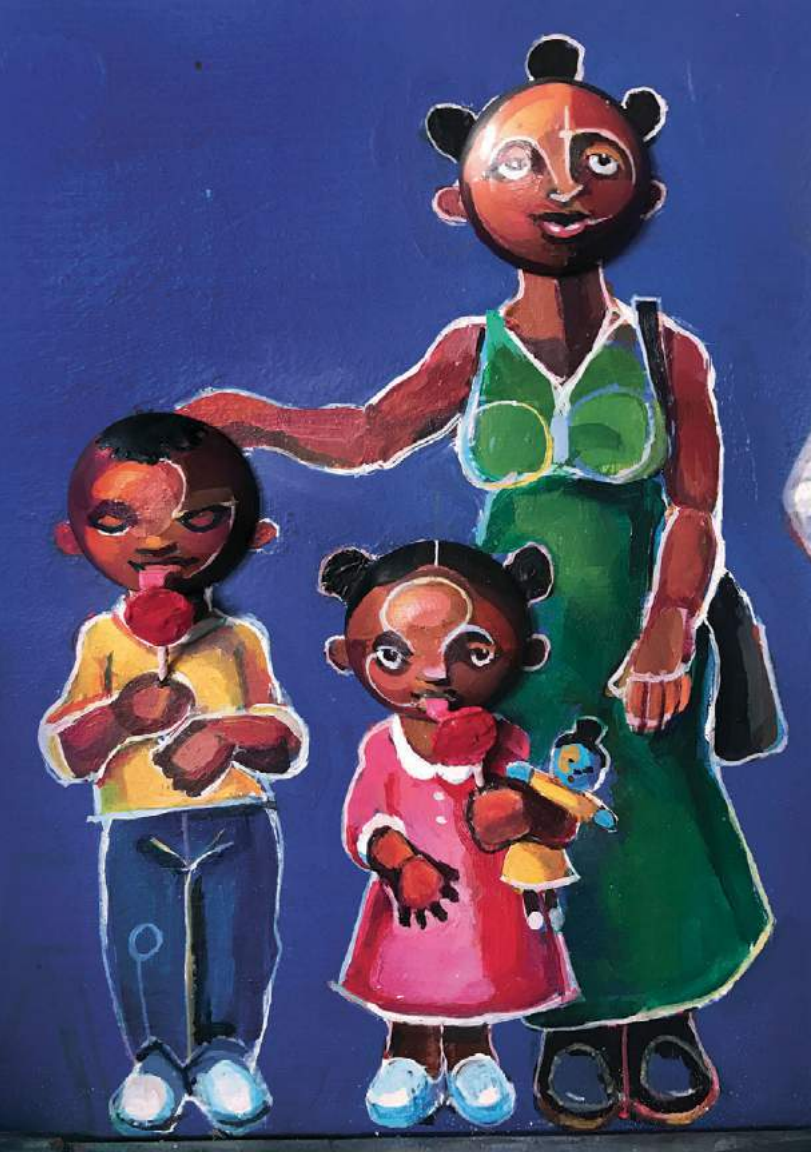


2.5 million visitors
in 2020



20,000 masks
distributed

Source: Downtown Detroit Partnership



IN DEVELOPMENT

FORD CITY: ONE MICHIGAN AVENUE BRIDGE ART INSTALLATION

The DDP and DTE were awarded \$90,000 for the placemaking project, "Bridging Histories, Building Futures." The project will include sidewalk paint, murals, banners, and street furniture along the bridge portion of Michigan Avenue over M-10. This location is a key gateway to Southwest Detroit, Corktown, and Downtown Detroit. The project launched spring 2021.

LEAD PARTNERS

Ford Motor Company (Ford Fund), DTE Foundation, Downtown Detroit Partnership

Source: Downtown Detroit Partnership

IN DEVELOPMENT

MAYOR DENNIS W. ARCHER GREENWAY

Formerly known as the Joseph Campau Greenway, the community celebrated the recently renamed Mayor Dennis W. Archer Greenway this August. This City of Detroit-led project runs from Robert Brad Drive to Jefferson Avenue and provides east side residents with safe and convenient access to the riverfront. The greenway features a 10-foot wide pedestrian and bicycle path, benches, lighting, security call boxes and beautiful landscaping. Currently in phase two of construction, the greenway will extend to Vernor Highway when finished in 2022.

LEAD PARTNERS

City of Detroit and Detroit Riverfront Conservancy

Source: Detroit Riverfront Conservancy



OPEN TO THE PUBLIC

MONROE STREET MIDWAY AND DRIVE-IN

Bedrock has transformed the Monroe Block development into a hub for outdoor recreation, including family-friendly activities. The Monroe Street Drive-In powered by Emagine Entertainment premiered in the winter of 2021 and offered more than 1,500 cars with a drive-in movie experience that included car-side food deliveries from local restaurants. The development is situated in two city blocks at the corner of Monroe Street and Farmer, near Campus Martius Park. Most recently, Bedrock opened Monroe Street Midway, which offered an outdoor roller rink, the Rocket Mortgage Sports Zone, original artwork by local artists, fitness classes, food trucks and more.

DEVELOPER

Bedrock Detroit

Source: Bedrock Detroit



IN DEVELOPMENT

MONROE STREETSCAPE IMPROVEMENT PROGRAM

The Greektown Neighborhood Partnership is also invested in Monroe Street in Downtown Detroit. The future of this corridor accommodates pedestrians and supports the businesses along the street. There will be wide pedestrian-only zones for casual strolls, greenery, lighting, street signage, paving, street furniture, space for private business outdoor patios, dedicated space for events/markets/festivals, multi-modal transit integration and more! Read more at GreektownDetroit.org.

LEAD PARTNER

Greektown Neighborhood Partnership

Source: Greektown Neighborhood Partnership

ONGOING INITIATIVE

NEW “DETROIT” SIGN: DOWNTOWN LIGHTING EXPANSION

In partnership with the City of Detroit, DDP is taking a part of the Downtown lighting program to other neighborhoods. The new “Detroit” sign is traveling throughout the city to promote awareness and support of local businesses. The sign provides connection with the city as a whole and each other as it moves to various neighborhood commercial corridors. As an expansion of the popular Downtown lighting program, this sign was commissioned specifically to light up areas outside of Downtown. Funded in part by the DTE Foundation, the Detroit Sign was designed and fabricated locally.

LEAD PARTNER

Downtown Detroit Partnership

Source: Downtown Detroit Partnership



IN DEVELOPMENT

RANDOLPH PLAZA

A new public plaza is in the works for Downtown Detroit that will serve as a gateway to the historic Greektown neighborhood. The intersection on Randolph Street between Monroe and Gratiot will become a pedestrian plaza for the community. The Greektown Neighborhood Partnership is coordinating with the City of Detroit to complete this phased project. The first phase was completed in October 2019. In 2020, the Greektown Neighborhood Partnership was awarded a grant for the redevelopment of the plaza through the Ralph C. Wilson Jr. Legacy Funds for Design and Access of the Community Foundation for Southeast Michigan. Community engagement and design for the project is due to be completed soon.

LEAD PARTNER

Greektown Neighborhood Partnership

Source: Greektown Neighborhood Partnership

IN DEVELOPMENT

ROBERT C. VALADE PARK

Robert C. Valade Park is the newest park along the East Riverfront and features a sand beach, chairs and umbrellas, a children’s musical garden, a community barbecue pavilion and “Bob’s Barge,” which is a floating bar. There is also a 3,600-square-foot building called “The Shed” that can be used for various events and programming. The location was once known as Atwater Beach. In the winter, Valade Park will have outdoor fireplaces, hot drinks, marshmallow roasting, free sleds when it snows and other fun winter activities. The Park also has restaurants that are open year-round, Smokey G’s Smokehouse and Geisha Girls Sushi. Both are open Wednesday – Sunday.

LEAD PARTNER

Detroit Riverfront Conservancy

Source: Detroit Riverfront Conservancy





OPEN TO THE PUBLIC

SPIRIT PLAZA

Spirit Plaza is operated by the City of Detroit. This 20,000-square-foot plaza is situated on Woodward, between Larned and Jefferson. The plaza has a playground, performance stage and space for food trucks with covered seating areas. Throughout the summer of 2021 there have been food trucks in the plaza daily, as well as many special events.

LEAD PARTNER
City of Detroit

Source: City of Detroit

UNDER CONSTRUCTION

UNIROYAL PROMENADE

The Detroit Riverfront Conservancy broke ground in May 2021 on a riverwalk extension along the 40-acre former Uniroyal property. This project will complete the vision for the 3.5 mile East Riverfront, which will be completed in 2022. This section of the riverfront will connect Gabriel Richard Park with Mt. Elliott Park and include pathways to the bridge to Belle Isle. The Uniroyal Promenade will feature separate pathways for pedestrians and bicycles, seating, lighting, cameras and call boxes and beautiful landscaping.

LEAD PARTNER
Detroit Riverfront Conservancy





LAUNCHED

FREE BROADBAND INTERNET IN ALL DDP PARKS + PUBLIC SPACES

The Downtown Detroit Partnership introduced free, high-speed Wi-Fi internet in its parks and public spaces, helping bridge the digital divide. The initial rollout includes five Downtown parks – Campus Martius Park, Cadillac Square, Capitol Park, Grand Circus Park and The Woodward Esplanade.

The community network is called “Detroit Parks” – and you can connect on all devices, without a password, at a total system capacity of 1GB and impressive speeds up to 10GB. Free Wi-Fi not only provides visitors equitable access to information, but the ability to use the park networks to conduct a variety of important activities online, including locating and scheduling COVID-19 testing or vaccinations, accessing education platforms and resources, seeking employment, learning more about park wellness programs and other offerings, plus maintaining social connections and support. Read more at bit.ly/DDPParksWiFi

LEAD PARTNERS

Downtown Detroit Partnership, Cronus Communications LLC

Source: Downtown Detroit Partnership

OTHER INVESTMENTS

Public Infrastructure Projects

The following are completed and ongoing projects that are building and improving public infrastructure in the City of Detroit. As the city awaits federal infrastructure funding, we anticipate more projects to come online.



LAUNCHED

FEDERAL EMERGENCY BROADBAND BENEFIT

EBB is an FCC program designed to help families and households struggling to afford internet service during the COVID-19 pandemic. The City of Detroit is working to get residents signed up for this federal emergency internet program. Since the program launched in May 2021, more than 45,000 Detroit households are receiving \$50 per month stipends to help pay their internet bill or purchase internet-ready devices. This equals a more than \$2 million investment monthly to help close the digital divide in Detroit. Residents have until the end of 2021 to apply and are encouraged to call 313-241-7618 or visit www.getemergencybroadband.org for eligibility. The City's partnership with Human IT and Brilliant Detroit is also working to provide laptops and tablets to residents.

LEAD PARTNERS

City of Detroit, Federal Communications Commission (FCC)

Source: Downtown Detroit Partnership, City of Detroit

I-375 IMPROVEMENT PROJECT

The purpose of the I-375 improvement project is to find solutions for outdated designs, deteriorating bridges and roads, future transportation needs, safety, connectivity challenges (motorized and pedestrian) and more. Another important and critical goal is to create a space for future opportunities for development and placemaking projects that will stimulate long-term economic growth.

Next Steps

The project requires the permanent de-designation of I-375, which is the removal of this section of highway from the Interstate System of Highways. The boulevard would then be designated as a non-freeway National Highway System route. The Michigan Department of Transportation (MDOT) will develop a traffic plan to maintain temporary access for residents and businesses during construction. The final design is still in process and local stakeholders will continue to be engaged before work begins, which is planned for spring 2027.

Key features of the project include improvements/updates to the following:

- Boulevard Cross Section (North of Lafayette Avenue)
- Riverfront
- I-75/I-375 Interchange
- Nonmotorized Boulevard Plans

LEAD PARTNERS

Michigan Department of Transportation (MDOT), City of Detroit

Source: Michigan Department of Transportation, rendering on the right is the preferred alternative.



DIGITAL WAYFINDING KIOSKS

The City of Detroit selected DDP as the vendor to develop and administer a system of digital interactive wayfinding kiosks throughout Downtown and in every Detroit City Council District. The DDP team, along with its vendor IKE Smart City is traveling to each City Council District to share how the interactive kiosks work and how they will bring not only momentum to city neighborhoods but provide a much-needed system to connect the community to important information. Kiosk functions include real-time transit feeds, a local business directory, an emergency calling system, available job postings, opinion polls and games. The kiosks are expected to be installed starting winter 2021.

Read more at www.downtowndetroit.org

LEAD PARTNERS

City of Detroit, Downtown Detroit Partnership

Source: Downtown Detroit Partnership

PRODUCED BY

Downtown Detroit Partnership
Downtown Detroit Business Improvement Zone

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REPORT DESIGNED BY

Jason Willis

FRONT COVER DEVELOPMENTS

TOP: Michigan Central Development
MIDDLE: City Modern
BOTTOM: 511 Woodward

BACK COVER DEVELOPMENTS

TOP: Randolph Plaza
MIDDLE: Hudson’s Site
BOTTOM: One Campus Martius Expansion

PUBLIC INFRASTRUCTURE
I-375 Improvement

OUTDOOR INVESTMENT
Monroe Midway

RECENTLY COMPLETED
One Campus Martius
Expansion

METHODOLOGY

DDP drew from a variety of sources, including the City, public meeting minutes, developers, news media and third party private data sources, to track Downtown development. This publication includes select developments that are new buildings or major renovations (as opposed to an update or rehabilitation).

“Current Developments” include buildings under construction or to be completed this year. The “Pipeline Developments” section includes selected projects that are likely to advance soon, but it is not a comprehensive list. “Pipeline Developments” 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 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 not provided.



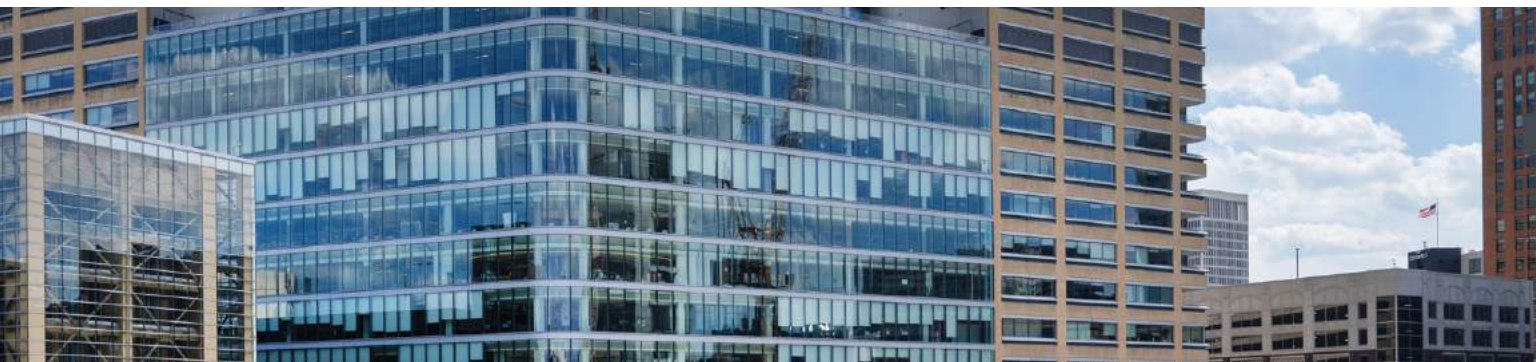
RECENTLY COMPLETED
511 Woodward

UNDER CONSTRUCTION
211 W. Fort

UNDER CONSTRUCTION
220 West

RECENTLY COMPLETED
1225 Woodward

UNDER CONSTRUCTION
Hudson's Site



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