

2022 DOWNTOWN DETROIT COMMUNITY AND DEVELOPMENT UPDATE

A Century of Transformation

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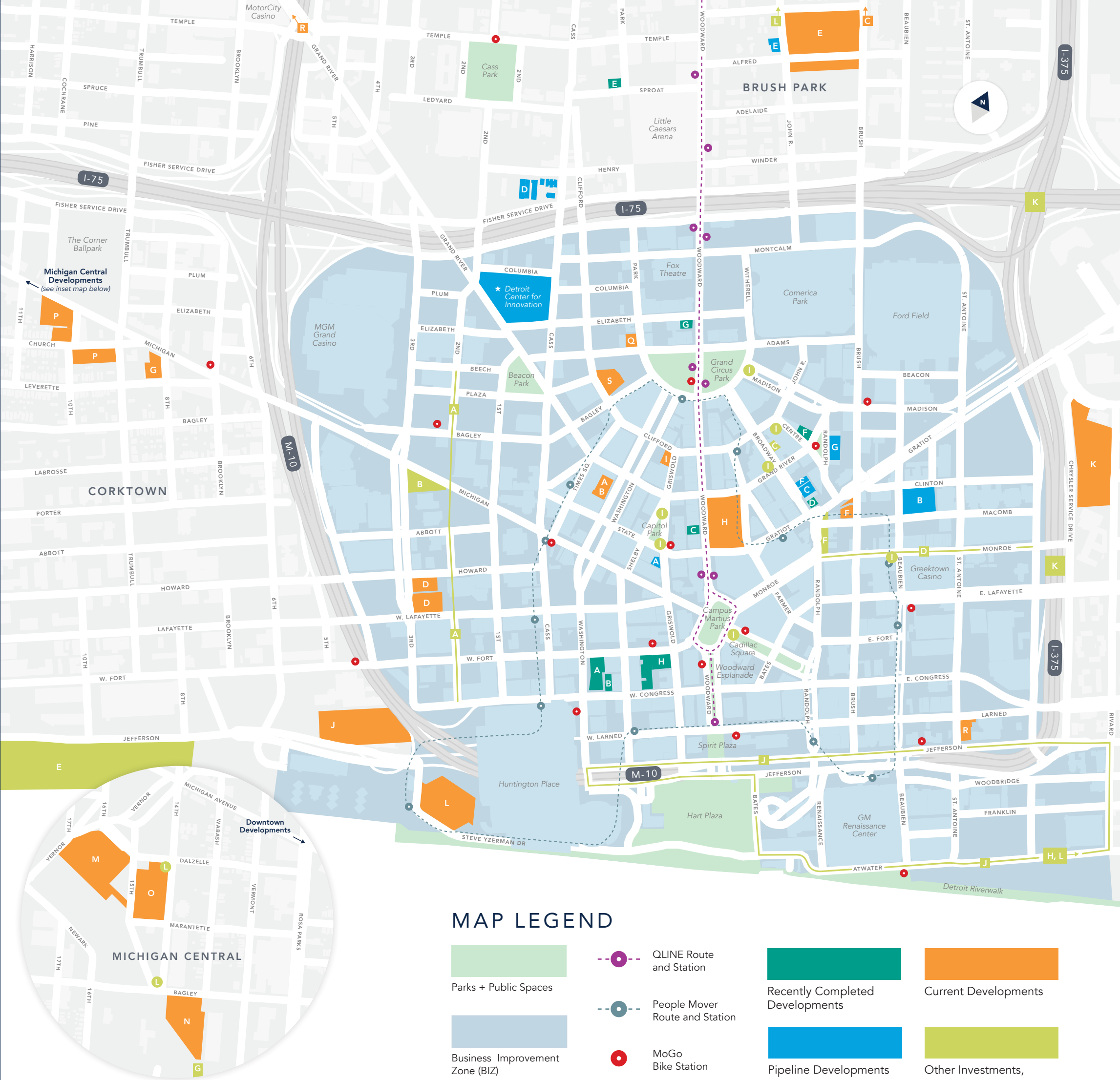
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INTRODUCTION

100 YEARS OF DOWNTOWN DEVELOPMENT

Downtown Detroit continues to be the epicenter of the City's revitalization, and the Downtown Detroit Partnership (DDP) is privileged to be a part of it all. An aspect of this impactful growth is development, and the 2022 Downtown Detroit Community and Development Update breaks it all down. Produced by the DDP, with support from the Downtown Detroit Business Improvement Zone (BIZ), this report highlights the projects that are strengthening the heart of Detroit. The 2022 edition is particularly exciting as DDP shares this as part of its milestone 100th Anniversary.

In addition to commercial projects, this update includes the numerous investments in community and public spaces, infrastructure and mobility that are recently completed or on the horizon. DDP also looks at the role Detroit plays in future innovation across the nation, and of special note is a project lead by Olympia Development and Related Companies in partnership with the University of Michigan. To read more about this exciting development, go to page 32.

While the global pandemic caused many construction projects to be canceled or delayed, the rapidly changing development landscape of Downtown Detroit continues to expand. The excitement generated by this transformation has attracted new residents, visitors and investors, and we are confident this positive momentum will continue. A quantitative review can be found in the Community Update – Downtown by the Numbers section of the report, starting on page 6.

It should not be overlooked that positive momentum can in part be attributed to the BIZ working closely with DDP, its partners and stakeholders to support a clean, safe and vibrant Downtown for property owners, businesses, residents, real estate developers, employees and visitors.



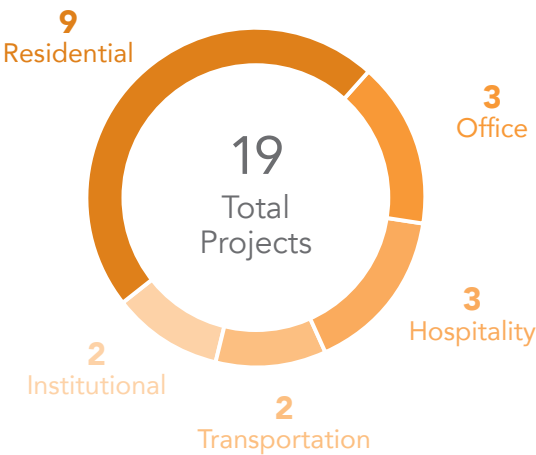
DEVELOPMENT OVERVIEW

- Current Projects by Type
- Projects Under Construction

8 Recently Completed
 19 Under Construction
 8 Pipeline Developments

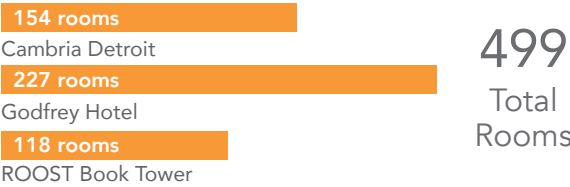
- Total Investment Currently Under Construction

\$2,981,400,000

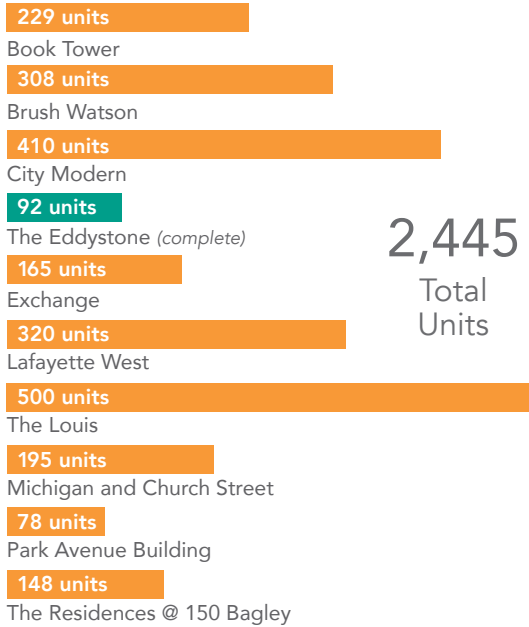


HOTELS AND RESIDENTIAL UNITS

- Upcoming Hotels and Rooms



- New and Upcoming Residential Units



ROOST Book Tower



COMMUNITY UPDATE

DOWNTOWN BY THE NUMBERS

DDP is a strong advocate for the Detroit community and one way we tell this story is through data and metrics. "Community Update – Downtown by the Numbers" analyzes a variety of data trends related to the Downtown, its visitors, residents, businesses and more.

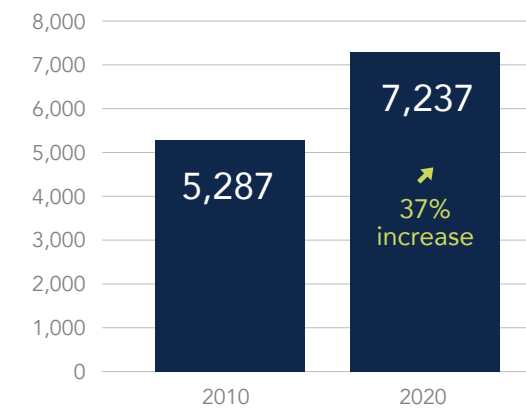
Downtown Detroit's resilience has proven itself time and time again. Visitorship in Downtown, by Spring 2022, had recovered around 70-80 percent of its 2019 totals. In July 2022, the number of visitors was greater than the number of visitors in July of 2019. The following statistics curated and presented by the Downtown Detroit Datascape tell a story of a city that is always ready to roll up its sleeves, do the work and embraces opportunities while it addresses challenges.

*Projected numbers are subject to change.



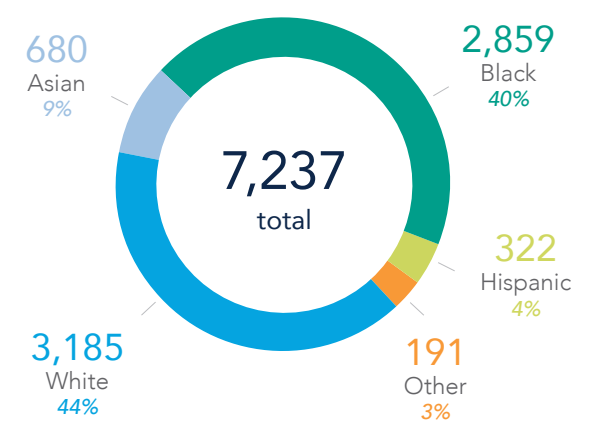
POPULATION

► Total Downtown Population (2010-2020)



Source: U.S. Census ACS. 2016-20, 5-yr Avg. Downtown Tracts

► Downtown Population by Race/Ethnicity

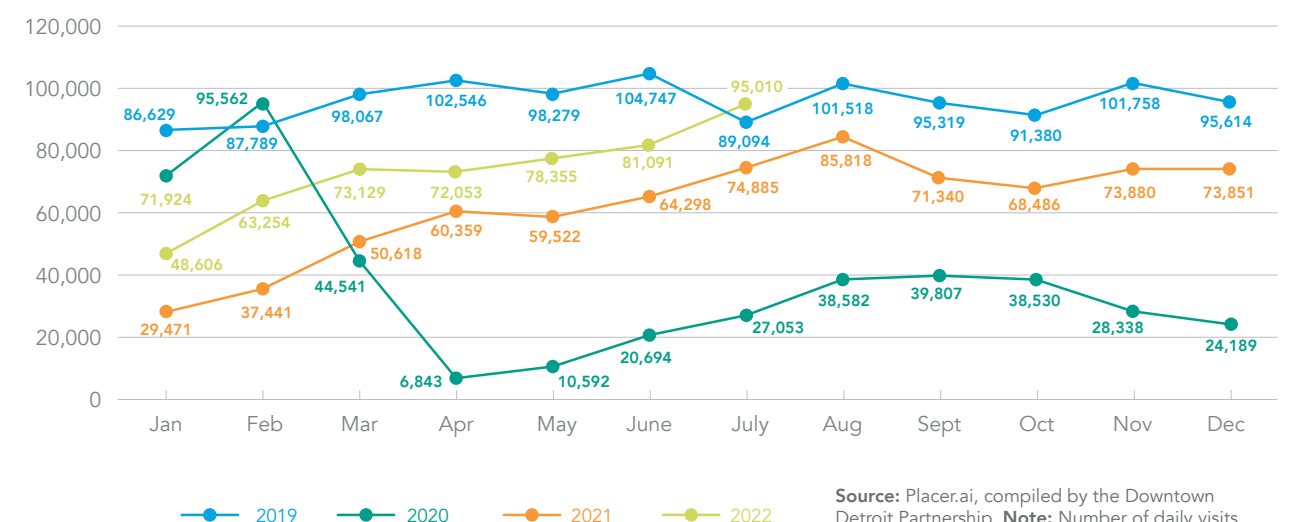


Source: U.S. Census ACS, 2020. 5-yr Avg. Downtown Tracts



VISITORS

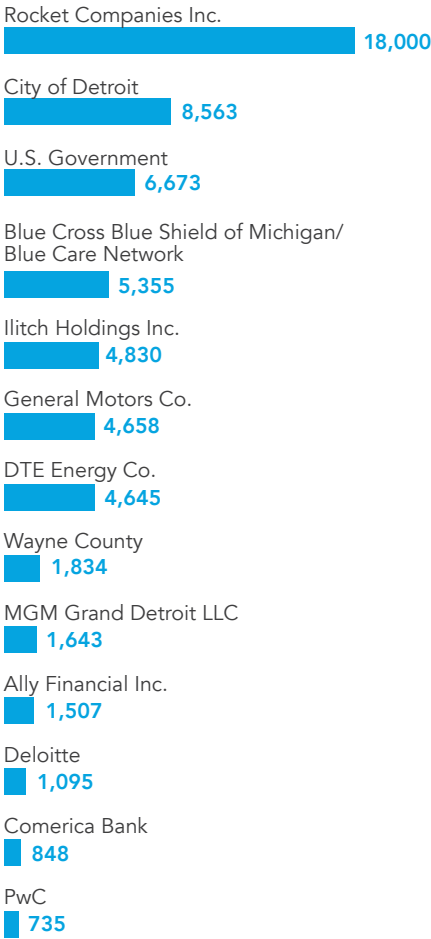
► Average Daily Downtown Visits Per Day, By Month



Source: Placer.ai, compiled by the Downtown Detroit Partnership. Note: Number of daily visits do not include visits from people who work Downtown or live Downtown.

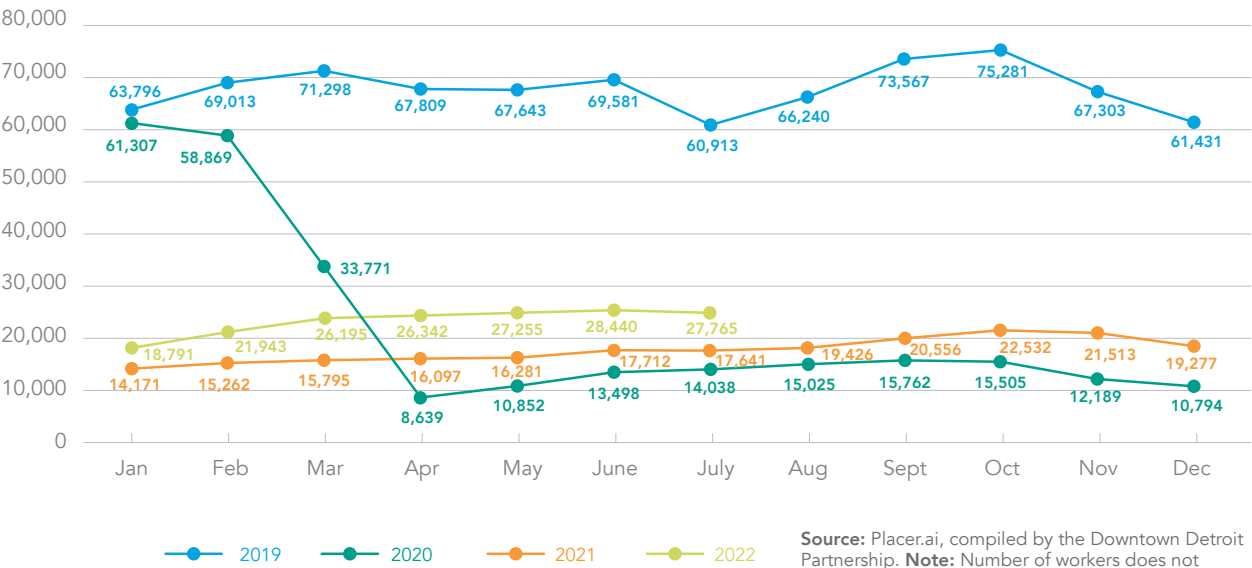
EMPLOYERS & WORKERS

► Downtown's Largest Employers



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

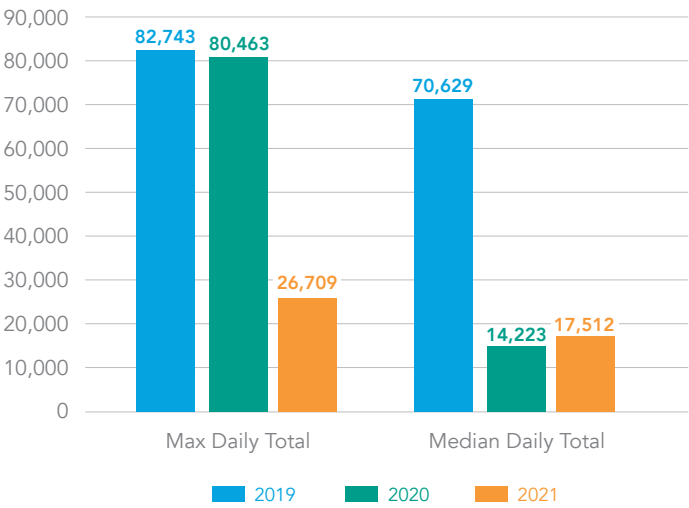
► Average Workers Per Day, By Month (Monday-Friday)



Source: Placer.ai, compiled by the Downtown Detroit Partnership. **Note:** Number of workers does not include Downtown residents who work from home.



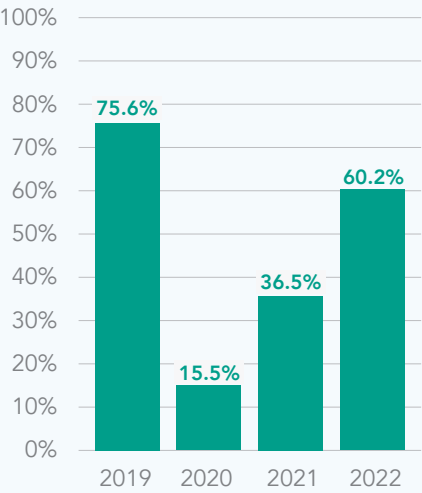
► Maximum and Median Daily Total Workers, Per Year (Monday-Friday)



Source: Placer.ai, compiled by the Downtown Detroit Partnership. **Note:** Number of workers does not include Downtown residents who work from home.

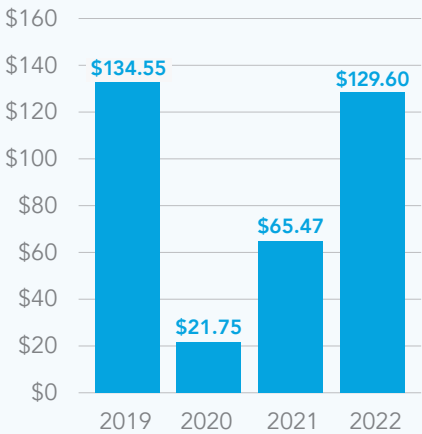
HOSPITALITY

► Average Daily Occupancy Rate, Downtown Hotels (Month of June)



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

► Revenue Per Available Room (Month of June)

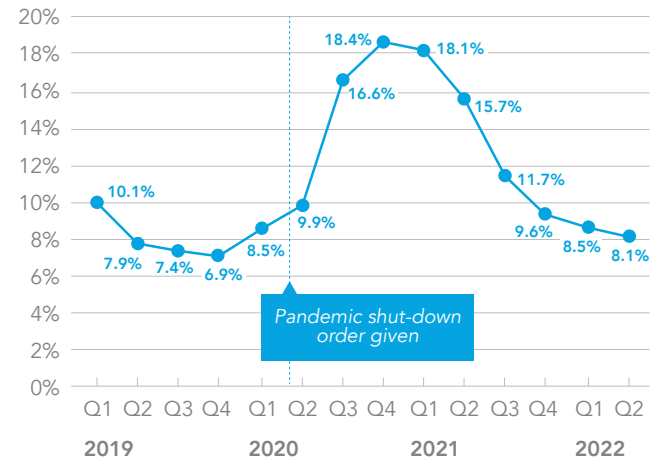


Source: 2021 STR, LLC / STR Global, Ltd. © CoStar Realty Information, Inc.



RESIDENTIAL

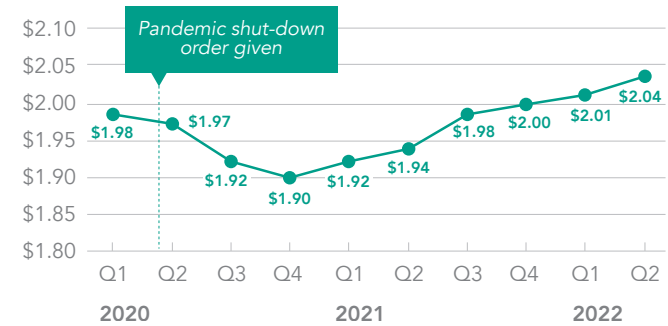
► Downtown Multi-Family Residential Vacancy



Source: CoStar, data pulled August 5, 2021.



► Effective Downtown Market Rate, Per Square Foot



Source: CoStar, data pulled August 5, 2021.

2022 DOWNTOWN DETROIT PERCEPTIONS SURVEY HIGHLIGHTS

The Downtown Detroit Partnership (DDP) strives to serve the Downtown and all its stakeholders – from longtime city residents and workers to local businesses and strategic partners at the civic, philanthropic and corporate levels. To ensure DDP is stewarding the Downtown in a way that benefits everyone, the Downtown Detroit Perceptions Survey is conducted every two years. The survey gathers feedback directly from the community. The below online dashboard summarizes key findings from the 2022 survey, which is led by the DDP and the Downtown Detroit BIZ.



READ FULL REPORT

ABOUT THE RESULTS

■ **Detroiters (2022)**
■ **Detroiters (2020)**

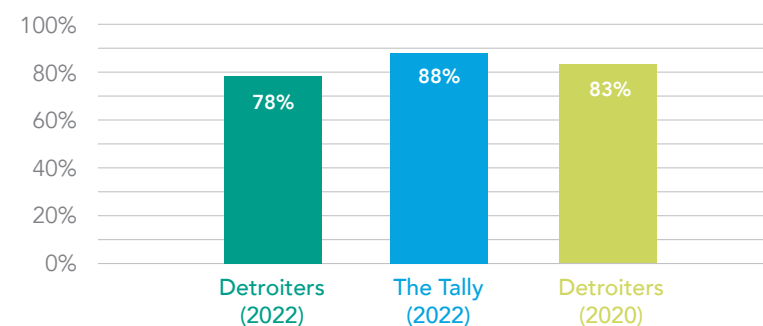
The “Detroit Profile” group are individuals who received an exclusive mailing asking that they complete the Downtown Detroit Perceptions Survey. The mailings were selected at random, and the results are weighted to align more accurately with the demographics of Detroit residents overall.

■ **The Tally (2022)**

Data marked as “The Tally” indicates results from a survey invitation that was available more widely from sources such as email solicitation, Facebook and radio advertisement, and accessible to both Detroit residents and non-Detroit residents. The results include all results without weighting.



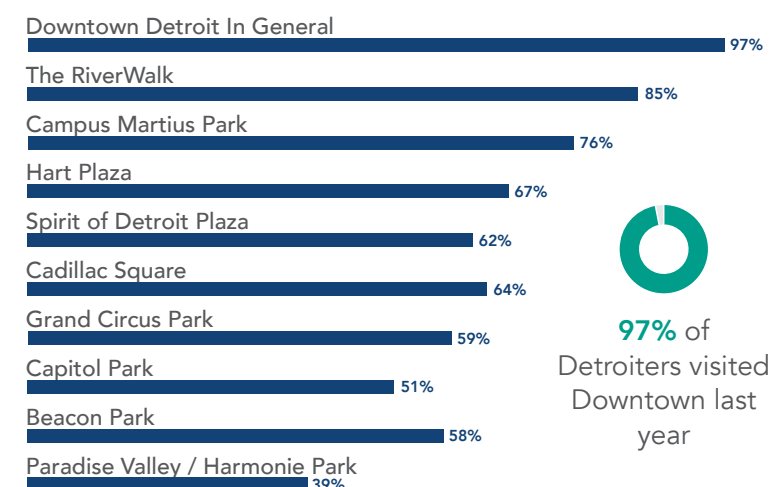
► Overall Attitudes Toward Downtown Detroit



Detroiters’ overall impression of Downtown Detroit remains favorable, with **78%** of Detroiters saying their impression of Downtown was either very or somewhat positive. This was down a bit from last survey when 84% of people had a positive impression of Downtown.

The overall impression of Downtown Detroit among the Tally was very high (**88%**), and improved from 2020 (83%).

► Downtown Detroit Visitorship in the Past Year

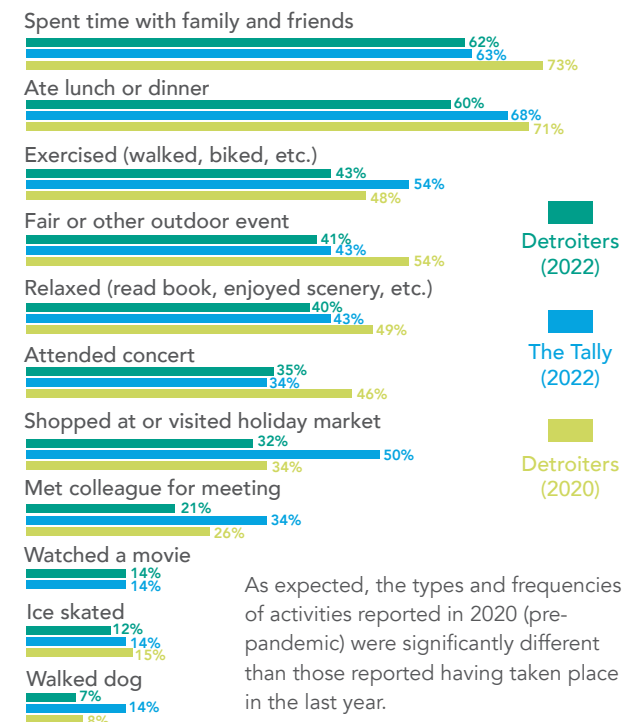


97% of Detroiters visited Downtown last year

The Riverwalk is the most popular of the Downtown public spaces, with **84%** of Detroiters having visited last year.

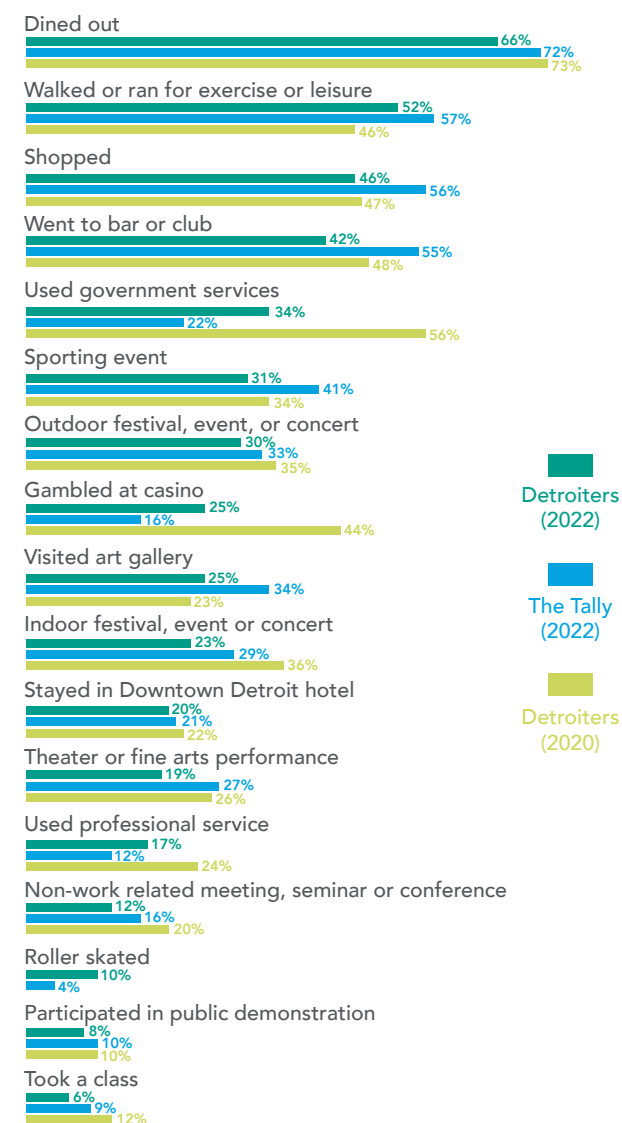
Campus Martius Park is the second most popular public space Downtown with more than **3 of 4 (76%)** Detroiters saying they had visited in the past year.

► Reported Participation in Particular Activities in Parks and Public Spaces

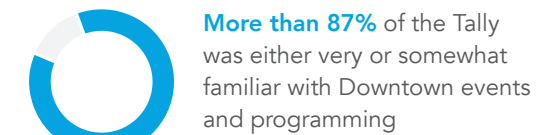
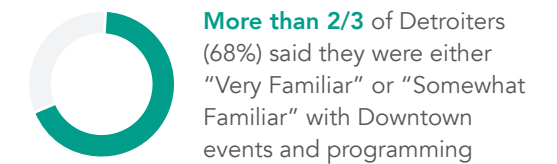


As expected, the types and frequencies of activities reported in 2020 (pre-pandemic) were significantly different than those reported having taken place in the last year.

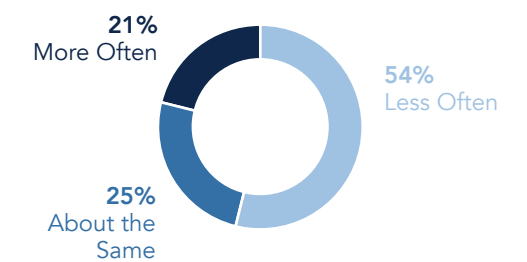
► Reported Participation in Particular Activities in Downtown Detroit



► Familiarity with Downtown Events and Programming



► Changes in Visits to Downtown Detroit During COVID-19 Pandemic

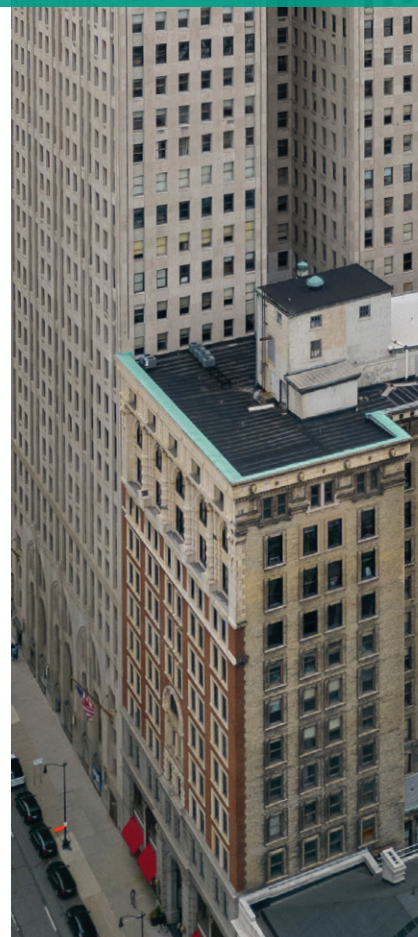
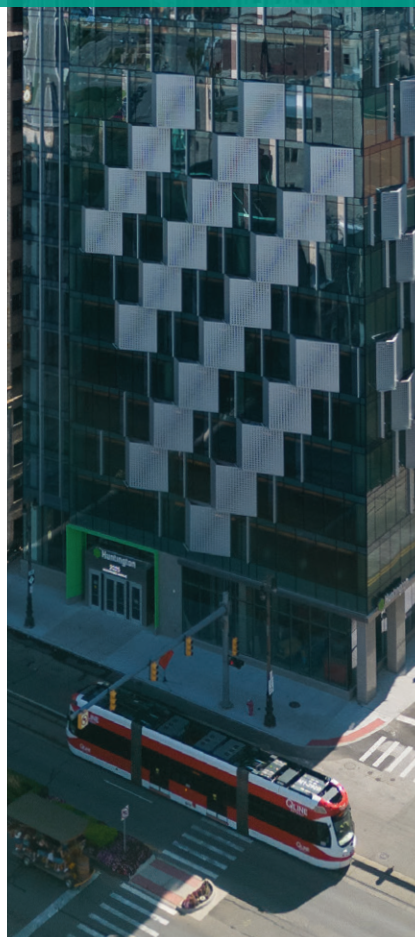


Over half of people (**54%**) said they visited Downtown less frequently during the Pandemic





RECENTLY COMPLETED DEVELOPMENTS



211 WEST FORT | HUNTINGTON BANK HEADQUARTERS | THE PENOBSCOT

RECENTLY COMPLETED

211 WEST FORT

211 West Fort Street

Located at the corner of Fort and Washington, 211 West Fort 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 options 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 abundant natural light and unobstructed views, all within a Class A environment. The lobby has been updated with reskinned columns, living walls, lighting upgrades and improvements to the elevator cabs. Foster Financial has also replaced rooftop lighting to now include multicolored bulbs to increase curb appeal and highlight the building in numerous colors. Other improvements to the site include three new food and beverage options — a cocktail bar, restaurant and café. The 15th and 16th floors will be the new home of Majorel, an IT service management company that will occupy 36,000 square feet. Majorel is the first large-scale company to move into Detroit since the beginning of the pandemic, and their move to 211 West Fort will bring over 500 new jobs to Downtown Detroit.

DEVELOPERS

Foster Financial/Tribus

PRIMARY BUILDING USE

Office

SECONDARY BUILDING USE

Restaurant, Retail

DOLLARS INVESTED

Undisclosed

SOURCES OF FINANCING

Private financing

COMPLETION DATE

Fall 2021

Sources: Foster Financial, Detroit Free Press



RECENTLY COMPLETED

220 WEST

220 West Congress

220 West is a five-story building in Downtown Detroit's Financial District that spent its early years as a fur glove factory. This project was completed in late 2021 with office lofts on the upper floors, multiple retail storefronts on the ground floor, including Tropical Smoothie Café and a new restaurant expected to launch in early 2023. 220 West is home to Venture X co-working space and 7,300 square feet is available on the fifth floor with stunning views of the Detroit River and Windsor, Canada. The 34,500-square-foot building is situated near several hotels, Huntington Place, the Woodward Avenue Shopping District and the QLINE.

DEVELOPER

Basco of Michigan, Inc.

PRIMARY BUILDING USE

Office

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

COMPLETION DATE

December 2021

Source: Basco of Michigan, Inc.





RECENTLY COMPLETED

1225 WOODWARD

1225 Woodward Avenue

Formerly known as the Fowler Building, 1225 Woodward is located on the west side of the 1200 block of Woodward Avenue, directly across from the Hudson's site, between Bedrock's 1217 Woodward building and the space currently leased to The Hudson Café (within the Lofts of Merchants Row). The site was built in 1911 and designed by the architecture firm Donaldson and Meier. 1225 Woodward includes 51,000 gross square feet across eight floors plus a full basement. Bedrock's strategic vision for 1225 Woodward shows retail space on the first floor and office space on the upper floors. The basement has the potential to be leasable space tied to the first-floor retail tenant.

DEVELOPER
Bedrock

PRIMARY BUILDING USE
Retail and Office

DOLLARS INVESTED
Undisclosed

SOURCES OF FINANCING
Undisclosed

COMPLETION DATE
Fall 2022

Source: Bedrock



RECENTLY COMPLETED

THE EDDYSTONE

2701 Park Avenue

With 92 thoughtfully designed apartments, art-infused interiors and an eclectic first-floor lounge, the new era of The Eddystone offers a blend of modern amenities and historic charm in The District Detroit. First opened in the 1920s, 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 92,000-square-foot mixed-use retail and residential building. Twenty percent of the 92 residential units are reserved as affordable housing. The Eddystone is listed on the National Register of Historic Places and is among three locations on Park Avenue designed by Kamper.

DEVELOPER
Olympia Development of Michigan

PRIMARY BUILDING USE
Residential

SECONDARY BUILDING USE
Restaurant

DOLLARS INVESTED
\$35-\$40 million

SOURCES OF FINANCING
Private financing, Federal Historic Rehabilitation Tax Credit Program

COMPLETION DATE
December 2021

Sources: Olympia Development of Michigan, Ilitch Companies News Hub, Crain's Detroit Business

RECENTLY COMPLETED

THE 1300

1300 Broadway

The 1300 is located at the northeast corner of Broadway and Gratiot and serves as the southern anchor to the Broadway Avenue Historic District. It was originally constructed in 1906. Purchased by Basco in May 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 of Michigan, Inc.

PRIMARY BUILDING USE
Office

SECONDARY BUILDING USE
Retail/Commercial

DOLLARS INVESTED
\$7 million

SOURCES OF FINANCING
State bank loans and private resources

COMPLETION DATE
December 2021

Source: Basco of Michigan, Inc.



RECENTLY COMPLETED

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 undertook this historically accurate rehabilitation in hopes of restoring it to be a critical anchor to the Paradise Valley cultural and entertainment district. That hope has been realized.

Lighthouse Immersive recently signed a multi-year lease for 27,900 SF in the building to present their Van Gogh exhibit.

The project features a one of kind exhibit and event venue on the second and third floors and feature dramatic views of the Detroit Athletic Club (DAC), Ford Field and Comerica Park. The first floor includes a lobby, retail space and additional exhibit and event space. The lower level, which features historic Pewabic tile, will be repurposed as a unique bar/restaurant/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 of Michigan, Inc.

PRIMARY BUILDING USE
Retail

SECONDARY BUILDING USE
Restaurant

DOLLARS INVESTED
\$7.8 million

SOURCES OF FINANCING
Commercial loan, Downtown Development Authority (DDA) loan, brownfield tax credits,

Obsolete Property Rehabilitation Act (OPRA), historic tax credits and private resources

COMPLETION DATE
August 2022

Source: Basco of Michigan, Inc.



NEARLY COMPLETED

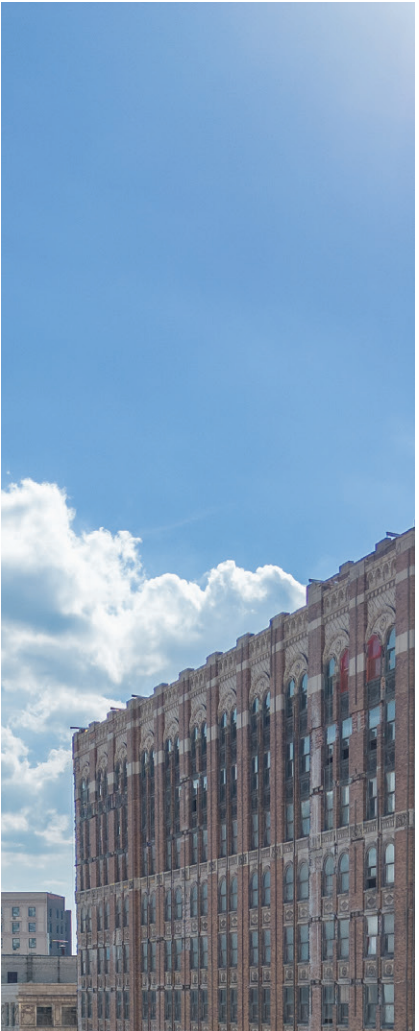
HUNTINGTON BANK HEADQUARTERS

2025 Woodward Avenue

The Huntington Bank commercial banking headquarters is nearly complete. The new 20-story, mixed-use structure is just north of Grand Circus Park at the corner of Woodward Avenue and Elizabeth Street. The 420,000-square-foot building will have ground floor retail, 10 floors of parking and 185,000 square feet of office space across nine floors, plus a rooftop terrace. TCF announced its merger with Huntington Bank in December 2020, which resulted in another name change. The building will be completed later this year.

DEVELOPER	DOLLARS INVESTED
The Sterling Group	Undisclosed
PRIMARY BUILDING USE	SOURCES OF FINANCING
Office	Undisclosed
SECONDARY BUILDING USE	COMPLETION DATE
Retail	Winter 2022

Sources: Neumann/Smith Architecture, The Detroit News, Detroit Free Press



DEVELOPMENTS UNDER CONSTRUCTION

RECENTLY COMPLETED

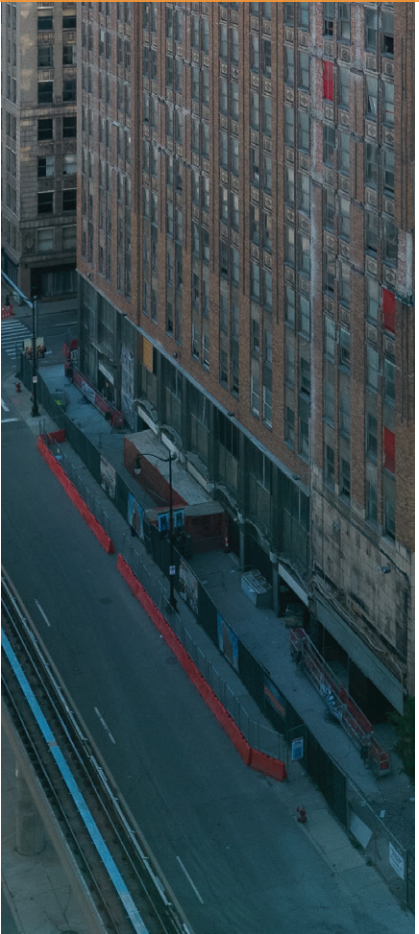
THE PENOBSCOT

645 Griswold Street

The Penobscot Building sits near Campus Martius Park and has been a part of Detroit's skyline for over 90 years. The building features beautiful art deco design inside and out. This 47-story structure serves as a landmark symbol for Detroit's past, present and promising future. New improvements have been made to the building including modernization of the elevators, replacement of over 1,000 windows, restoration of LED orbs, upgrade of HVAC units to be tenant controlled, installation of new water pumps, an overhaul of the fire alarm system, upgrades to the steam system, and restoration of marble floors in the lobbies and the exterior of the building. The Penobscot Building features both traditional and contemporary office spaces, with small executive suites on full floors ranging from 13,000 to 30,000 square feet.

DEVELOPER	DOLLARS INVESTED
Triple Properties	\$6 million
PRIMARY BUILDING USE	SOURCES OF FINANCING
Office	Owner financed
SECONDARY BUILDING USE	COMPLETION DATE
Retail	2022

Source: P.A. Commercial: Corporate and Investment Real Estate



HUDSON'S BUILDING AND TOWER | BOOK TOWER RENDERING | RESIDENCES @ 150 BAGLEY

UNDER CONSTRUCTION

BOOK TOWER

1265 Washington Boulevard

The Book Building and Tower (the Book Tower), one of the most iconic skyscrapers in Detroit, is currently undergoing one of the most significant historic restoration projects ever undertaken in the city. Originally constructed in 1917—with the addition of a tower in 1927—the art deco building had sat vacant for decades prior to being purchased by Bedrock in 2015. The building is being expertly revitalized by a mix of local and national partners, including design architect ODA Architecture and Christman Brinker construction and general contractor. The restoration is set to be complete in late 2022 and will feature ROOST Book Tower, a high-design, extended-stay hospitality concept as well as an additional 229 residential units, 85,000 square feet of retail and office space, two restaurants, a hotel lobby bar and lounge, a bread and pastry bakery and a rooftop event space with sweeping views of the city.

DEVELOPER Bedrock	DOLLARS INVESTED Undisclosed
PRIMARY BUILDING USE Mixed-Use, Residential	SOURCES OF FINANCING Undisclosed
	PROJECTED COMPLETION DATE December 2022

Source: Bedrock



UNDER CONSTRUCTION

BRUSH WATSON

Brush and Watson Streets

This 60,000-square-foot mixed-income development will have 308 residential units in three buildings. About half of the units will be affordable housing, with rent starting at \$500 a month, after the project was awarded roughly \$3.8 million in the low-income housing tax credit (LIHTC). The site features a beautiful outdoor rooftop terrace, which is located on the southwest corner of the Brush Building. The Sky Lounge on the 10th floor of the Mid-Block offers sweeping views of the rapidly changing neighborhood and cityscape.

DEVELOPER American Community Developers	SOURCES OF FINANCING Bank financing, owner equity, Low-Income Housing Tax Credit (LIHTC)
PRIMARY BUILDING USE Residential	PROJECTED COMPLETION DATE 2023
DOLLARS INVESTED \$60 million	

Sources: Oombra Architects, Detroit Free Press



The following key development is within the Book Building project.

UNDER CONSTRUCTION

ROOST BOOK TOWER

1265 Washington Boulevard

ROOST Book Tower, opening in Bedrock's Book Tower redevelopment, will include 118 spacious studio, one and-two-bedroom apartments equipped with full-sized kitchens and modern appliances in a beautifully designed space, featuring contemporary furnishings, antique elements, custom lighting, and unique artwork. Amenities include a coffee concierge and in-apartment artisanal coffee program with La Colombe, bike share program, 24-hour concierge desk, fitness center, co-working space and on-site housekeeping and maintenance services.

DEVELOPER Bedrock	SIZE 119,268 sq. ft.
PRIMARY BUILDING USE Hospitality	PROJECTED COMPLETION DATE 2023

Source: Bedrock

UNDER CONSTRUCTION

CAMBRIA DETROIT

600 West Lafayette Boulevard

Renovations of the historic Albert Kahn building will add to the City's landscape a 154-room hotel with ballrooms, meeting space, dining and entertainment venues. Located at 600 West Lafayette, the building is a classic example of mid-20th century art deco architecture. Built in 1936, the Cambria Detroit lobby was adapted within the existing structure and incorporates a sky bridge. Additional features include an attached parking structure, 18,000 square feet of modern event space, rooftop bar, 154 premium guest rooms and retail space. The site is located within walking distance of Campus Martius Park, Detroit Riverfront and Huntington Place.

DEVELOPER Joseph Caradonna, Koucar Management	SOURCES OF FINANCING Bank financing and owner equity
PRIMARY BUILDING USE Hospitality	PROJECTED COMPLETION DATE 2022
DOLLARS INVESTED \$60 million	

Source: Means Group



UNDER CONSTRUCTION

CITY MODERN

Brush Park Neighborhood

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 will offer options for individuals and families of all sizes, including flats, carriage homes, townhomes and historic homes. City Modern is the culmination of five accomplished architecture firms that will renovate four existing Victorian mansions and design 20 residential buildings, 17 of which are complete. City Modern will support the needs of existing and future residents of Brush Park with 27,000 square feet of ground-level space for retail, commercial or restaurant use.

DEVELOPER

Brush Park Community Development Company
Phase 1, Bedrock and Hunter Pasteur Homes

PRIMARY BUILDING USE

Residential

SECONDARY BUILDING USE

Retail

DOLLARS INVESTED

Undisclosed

SOURCES OF FINANCING

Undisclosed

PROJECTED COMPLETION DATE

To be announced

Source: Bedrock



UNDER CONSTRUCTION

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 October 2022 and will include a restaurant, bar, ballroom and rooftop café. This location will make it the fifth Godfrey Hotel in the nation, joining locations in Chicago, Boston, Hollywood and Tampa. The Godfrey Hotel will create a welcoming and vibrant hospitality experience for guests, a neighborhood appropriate design that will be valued and well regarded and an economically viable and sustainable development for the city and its residents over the lifespan of the hotel.

DEVELOPERS

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

PRIMARY BUILDING USE

Hotel/Hospitality

DOLLARS INVESTED

\$96 million

SOURCES OF FINANCING

Brownfield tax credits

PROJECTED COMPLETION DATE

Undisclosed

Source: Detroit Free Press

UNDER CONSTRUCTION

EXCHANGE

310 Gratiot Avenue

Exchange will offer a new neighborhood environment within the eastern portion of the Central Business District with high-rise residential units – 153 rentable apartments and 12 for sale condominium residences. Units within Exchange will provide impressive views of the city, 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 views, luxury, high-end appliances, elevated finishes and smart, touch-free living throughout the building. Respecting the neighborhood's unique culture and history, Exchange offers accessible, street-level interaction with Randolph Plaza, mobility and parking and conveys a distinct neighborhood experience. With a Walk Score® of 96 out of 100, Exchange is a quick walk to the QLINE's Campus Martius Park stop and the People Mover's Greektown stop, along with several nearby parks.

DEVELOPER

Exchange Detroit LLC

PRIMARY BUILDING USE

Residential

SECONDARY BUILDING USE

Retail/Commercial

DOLLARS INVESTED

\$64.6 million

SOURCES OF FINANCING

Brownfield Tax Increment Financing, PACE Financing, commercial bank financing, private financing

PROJECTED COMPLETION DATE

March 2023

Source: Exchange Detroit LLC

UNDER CONSTRUCTION

HUDSON'S BUILDING AND TOWER

1208 Woodward Avenue

Strategically located on the site of the former Hudson's Department Store, and just steps from Campus Martius Park, the development will restore the grandeur to Woodward Avenue's 1200 block. Plans include 1.5 million square feet of office, retail, food and beverage space, hotel, residential, event and meeting space, parking and activated open spaces. At 685 feet tall, the tower will provide unique city views at every level. An indoor-outdoor space for activations will anchor the ground-floor retail. A new plaza between the two buildings will cut through the center of the development, creating an additional welcoming and central destination for Downtown Detroit. Progressively designed office spaces, dramatic event venues, state-of-the-art residences and a gleaming hotel will be joined together at an unbeatable location.

SIZE PROJECTIONS

Total Size: 1.5 million sq. ft.

Tower: 49 stories/ 685 ft. tall

Office: 408,000 sq. ft.

Hospitality Keys: 227 rooms

Residential: 100-120 units

Events and Meetings: 127,000 sq. ft.

Activated Plaza: 21,000 sq. ft.

DEVELOPER

Bedrock

PRIMARY BUILDING USE

Office, Hospitality, Residential

DOLLARS INVESTED

\$1.4 billion

SOURCES OF FINANCING

Undisclosed

PROJECTED COMPLETION DATE

2024

Source: Bedrock





UNDER CONSTRUCTION

ISAAC AGREE DOWNTOWN SYNAGOGUE

1457 Griswold Street

The Isaac Agree Downtown Synagogue (IADS) is celebrating its centennial with a comprehensive building renovation. The synagogue, which has always been Downtown, has a reputation for being a welcoming, egalitarian and multigenerational Jewish community that is committed to supporting the revitalization of the City of Detroit. Through this renovation, IADS plans to become a hub for Jewish life in Detroit for the next 100 years. Phase 1 includes major updates to all five floors of the building, trading brick for floor-to-ceiling glass windows on the front facade and adding a Jewish co-working space on upper levels. Phase 2 will include adding a roof deck. The Downtown Synagogue will be home to a broad range of community members seeking educational, social and spiritual fulfillment. The renovation will create an inspirational worship space and a welcoming place for communal collaboration.

DEVELOPER

Isaac Agree Downtown Synagogue

PRIMARY BUILDING USE

Office/Event Space

SECONDARY BUILDING USE

Worship/Community Space

DOLLARS INVESTED

\$5.5 million

SOURCES OF FINANCING

More than 250 unique individual donors and local foundations including William Davidson Foundation, D. Dan and Betty Kahn Foundation, The Jewish Fund, Max and Marjorie Fisher Foundation, Gilbert Family Foundation and others

PROJECTED COMPLETION DATE

February 2023

Sources: The Forward, The Jewish News

UNDER CONSTRUCTION

LAFAYETTE WEST

1401 Rivard Street

The five-acre community of seven residential buildings is in the heart of historic Lafayette Park neighborhood, near the highly-regarded development designed by world-renowned architect Ludwig Mies van der Rohe. The project includes three condominium buildings with 88 units, three apartment buildings with 230 units and an extensive clubhouse with a pool and an outdoor recreation area. Professional interiors designed by Parini are clean and modern with appearances consistent with Mies designs. The Lafayette West development site has been designed as an extension of Lafayette Park with additional green space, walking paths and extensive landscaping. Construction began in the Fall of 2022 with the initial completion of phase one planned for Spring of 2023, and the entire project December 2024.

DEVELOPER

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

PRIMARY BUILDING USE

Residential

DOLLARS INVESTED

\$133 million

SOURCES OF FINANCING

Bank construction loan, PACE financing, brownfield/Tax Increment Financing (TIF)

PROJECTED COMPLETION DATE

December 2024

Sources: Lafayette Acquisition Partners, LLC, Detroit Free Press



UNDER CONSTRUCTION

THE JOE

900 West Jefferson

The Joe Louis Parking Deck (The Joe) is an iconic structure that has been part of Detroit's landscape since its construction in the 1980s. The 3,000-square-foot structure is the third-largest parking deck in Downtown Detroit. Purchased in March 2021, Foster Financial has plans to update the deck from a parking structure to a Mobility Hub for the City of Detroit. These updates include structural repairs, Flash parking system, new LED lights, public art installation, electric car charging ports, on-site MoGo stations, dry cleaning drop-off and pick up and scooter rentals. As a low-cost provider strategically connected to Huntington Place, The Joe already offers a solution for large Detroit employers looking to save money on their monthly parking charges. The first five of the eight levels in the building have been completed, with 2,000 parking spaces available right now.

DEVELOPER

Foster Financial/Tribus

PRIMARY BUILDING USE

Parking

DOLLARS INVESTED

\$15-\$20 million

SOURCES OF FINANCING

Private resources

PROJECTED COMPLETION DATE

Fall 2023

Source: Foster Financial



UNDER CONSTRUCTION

THE LOUIS

600 Civic Center Drive

The planned 25-story apartment tower called The Louis is located on the former Joe Louis Arena site. The Sterling Group has plans for the 290-foot-tall project to have 500 studio and one-bedroom residential units. The site is conveniently located steps from the Detroit Riverwalk, making the site perfect for those who want to experience all the riverfront has to offer, and is just west of the Renaissance Center.

DEVELOPER

The Sterling Group

PRIMARY BUILDING USE

Residential

DOLLARS INVESTED

\$40.3 million

SOURCES OF FINANCING

Undisclosed

PROJECTED COMPLETION DATE

Spring 2024

Sources: Detroit Free Press, The Detroit News

MICHIGAN CENTRAL

2001 15th Street

The Michigan Central Innovation District and Ford Motor Company are building a world-leading community, focused on building solutions and skills at the intersection of mobility and society. It is an inclusive, vibrant and walkable 30 acres anchored by the iconic Michigan Central Station, with hands-on, tech-enabled innovation labs and workspaces, testing infrastructure, restaurants, retail, event and exhibition space, public art, indoor/outdoor collaborative space and open plazas. It will connect with the surrounding neighborhoods and the City through improved gateways and preserve the history of the area with a mix of old and new. But it is much more than just a physical place. It is a unique network of innovative companies, entrepreneurs, academics, community members and public- and private-sector partners working together to enable real-world adoption of solutions that address societal challenges.

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

- ▶ The Station
- ▶ Bagley Mobility Hub
- ▶ Book Depository
- ▶ The Factory (complete)

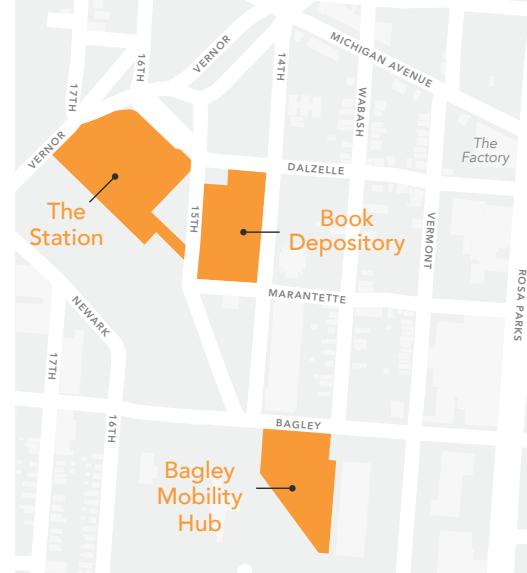
DEVELOPER
Michigan Central Innovation District LLC, Ford Motor Company

SOURCES OF FINANCING
Undisclosed

PROJECTED COMPLETION DATE
Fall 2023

DOLLARS INVESTED
Undisclosed

Source: Michigan Central



UNDER CONSTRUCTION

BAGLEY MOBILITY HUB

2155 Bagley Street

Located at the corner of Bagley and 14th Streets, the newly built, six-story structure called Bagley Mobility Hub provides parking and amenities to support workers of Michigan Central as well as serving the community. This ultramodern, tech-enabled, 24/7 secure mobility center offers mobility solutions including 1,252 parking spaces for workers and the public, e-bike and e-scooter stations, electric charging stations and an autonomous vehicle testing area. In addition, the facility is designed as a community-facing resource with streetscape enhancements, public art, ground floor retail and new public amenities, including restrooms, free Wi-Fi, two outdoor plazas and shaded seating areas. Bagley Mobility Hub will serve as a gateway and shared resource for users of Southwest Greenway, which is being constructed by the Detroit Riverfront Conservancy to link the new west riverfront Ralph C. Wilson, Jr. Centennial Park to Michigan Station.

PRIMARY BUILDING USE
Parking, micro-mobility stations, retail

SIZE
Six floors and space for 1,252 parking spaces

PROJECTED COMPLETION DATE
Fall 2022



UNDER CONSTRUCTION

THE STATION

2001 15th Street

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 sat vacant until its acquisition by Ford Motor Company in 2018. No other building better symbolizes the past, present and future of Detroit, from the city's past glory, to its grit and resurgence to its role in the history and future of mobility. The Station will be an iconic, mixed-use hub for Michigan Central, Detroit, the region and the world. The grand waiting room, arcade and concourse will be welcoming public spaces for all to enjoy while the tower will be transformed into modern offices. Features include community and event spaces, public art, ongoing programming, activations, restaurants and retailers.

PRIMARY BUILDING USE
Office, retail, hospitality, community spaces

SIZE
640,000 sq. ft.

PROJECTED COMPLETION DATE
Summer/Fall 2023

UNDER CONSTRUCTION

BOOK DEPOSITORY

2050 15th Street

Designed by Albert Kahn in the 1930s as Detroit's main post office, the building got its name as the Book Depository 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. Now, The Book Depository (located on 2050 15th Street) is Michigan Central's engine of innovation. The Kahn-designed building is being transformed into a hub of innovative commercial activity with maker, and research and development spaces, housing approximately 1,000 innovators and entrepreneurs who will be fully supported with everything they need to create the solutions of the future, from prototyping shops to event and exhibition spaces.

PRIMARY BUILDING USE
Collaboration space and offices, maker labs, exhibits and events

SIZE
260,000 sq. ft.

PROJECTED COMPLETION DATE
Winter 2022



UNDER CONSTRUCTION

MICHIGAN AND CHURCH ST

1600 Michigan Avenue, 1501 and 1610 Church Street

Across from the redeveloped site of 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 the Red Arrow soda factory.

- 1600 Michigan Avenue: seven-story, 188-unit apartments ranging from 490 square feet to 1,188 square feet with a mix of studio, one bedroom and two-bedroom units. The materiality, design and approach were all informed through community feedback and the Corktown style and culture. The building will include ground floor retail space.
- 1610 Church Street: seven, three-story townhomes (each about 2,100 square feet) with rooftop terraces.
- 1501 Church Street: three-story parking structure with 216 spaces and ground-floor retail.

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

PRIMARY BUILDING USE
Residential

SECONDARY BUILDING USE
Retail/Commercial

DOLLARS INVESTED
\$100 million

SOURCES OF FINANCING
Brownfield tax credits, Michigan Strategic Fund

PROJECTED COMPLETION DATE
TBA

Source: Hunter Pasteur Homes



UNDER CONSTRUCTION

POPE FRANCIS CENTER BRIDGE HOUSING CAMPUS

Lawton Street and Hancock Street

The Pope Francis Center is taking steps to expand its reach to the those in need with a new Bridge Housing Campus, which broke ground in April 2022. Designed to complement the Pope Francis Center's Downtown location, the campus plan was developed based on research on the best models for remedying homelessness in ten cities across the nation, which suggests the most effective approach is "trauma-informed, intensive wrap-around support." The Bridge Housing Campus will do just this by offering medical services, social support, mental health counseling, substance abuse treatment and job-readiness coaching. The goal for Campus guests is to transition to permanent supportive housing in 90-120 days. Permanent supportive housing includes a place with affordable rent, access to center services and stable employment that promotes financial stability.

DEVELOPER
Pope Francis Center

PRIMARY BUILDING USE
Housing

DOLLARS INVESTED
\$26.5 million committed, \$8.5 million still needed

SOURCES OF FINANCING
Private donations and sponsors, including The Julia Burke Foundation, James D. Farley, Jr., J. Addison Bartush & Marion M. Bartush Family Foundation, Piston Group, Ford Motor Company, Society of Jesus, Pulte Family Charitable Foundation, General Motors, Magna International, Lear Corporation

PROJECTED COMPLETION DATE
Spring 2024

Source: Pope Francis Center



UNDER CONSTRUCTION

PARK AVENUE BUILDING

2001 Park Avenue

One hundred years after its inception, and after decades of neglect, the Park Avenue Building is being redeveloped. Construction started in July of 2020 with plans to update the building into a mixed-use site to include residential, retail and commercial spaces. The 12-story, 115,000-square-foot structure was designed by Albert Kahn, complete with a full 3,500-square-foot basement space with 10-foot ceilings. The exterior of the building requires a full rehab with the entire façade being completely refinished. 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, the site will include various residential floor plans including studio, one-, and two-bedroom apartments with 20 percent designated for affordable housing. The property is in Downtown Detroit's Central Business District, theatre, entertainment and stadium districts, just west of Woodward and Adams avenues, across from Grand Circus Park.

DEVELOPER
Infinity Homes & Co.

PRIMARY BUILDING USE
Residential

SECONDARY BUILDING USE
Retail/Commercial

DOLLARS INVESTED
\$22 million

SOURCES OF FINANCING
Undisclosed

PROJECTED COMPLETION DATE
Spring 2024

Sources: Rino Soave, Crain's Detroit Business

UNDER CONSTRUCTION

THE RESIDENCES @ 150 BAGLEY

150 Bagley Street

The 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, that includes 148 residential units, 20 percent of which will be affordable housing. The Residences @ 150 Bagley will also include 10,500 square feet of retail on the first floor and residents will have on-site dedicated parking with available valet options. The project is in the heart of Downtown, perfect for those who want to "Live, Work and Play" in Detroit. With convenient access to the QLINE, the project is minutes from familiar attractions like Comerica Park, Little Caesars Arena, Ford Field and Fox Theatre, along with popular restaurants and shopping.

DEVELOPER
Bagley Development Group

PRIMARY BUILDING USE
Residential

SECONDARY BUILDING USE
Retail

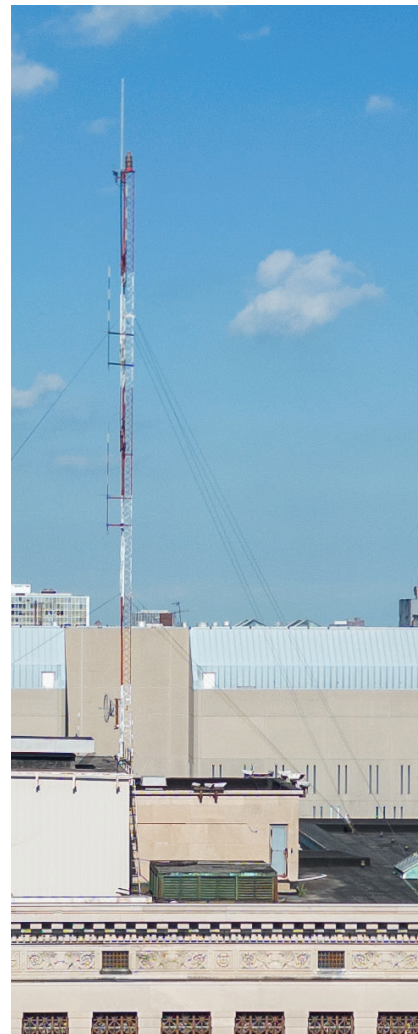
DOLLARS INVESTED
\$80 million

SOURCES OF FINANCING
Housing and Urban Development (HUD) 221(d) (4), Community Revitalization Program (CRP), block grants, historic tax credits, NEZ (Neighborhood Enterprise Zone) and lender AFL-CIO Trust Fund

PROJECTED COMPLETION DATE
May 2023

Source: Bagley Development Group





PIPELINE DEVELOPMENTS



BROADWAY LOFTS | HARVARD SQUARE CENTRE | 1300 BEAUBIEN

PIPELINE DEVELOPMENT

1133 GRISWOLD

1133 Griswold

This 20,570-square-foot building has been vacant for decades. It is directly adjacent to several newly renovated buildings in Capitol Park. The project proposes a full renovation of the existing seven floors and the addition of four new floors for a new gross square footage total of 31,000. The bottom three stories would be commercial, including a ground floor restaurant or retail. The top nine stories would consist of 25 apartments. This is one of the last blighted structures left in the newly invigorated Capitol Park district, and if realized, this project would continue the momentum of the Capitol Park district further south.

DEVELOPER

Karp + Associates

PRIMARY BUILDING USE

Residential

SECONDARY BUILDING USE

Commercial

POTENTIAL INVESTMENT

\$13.6 million

SOURCES OF FINANCING

Undisclosed

PROJECTED COMPLETION DATE

Undisclosed

Source: Downtown Detroit Partnership



PIPELINE DEVELOPMENT

1300 BEAUBIEN

1300 Beaubien Street

Located in the City's Greektown neighborhood, 1300 Beaubien is the former Detroit Police Department Headquarters, a building designed by architect Albert Khan in 1921. The building served the Detroit Police Department from 1923 until 2013 when police and fire moved to its new headquarters near the Lodge Freeway. A development timeline has not yet been decided for the 240,000-square-foot building. Bedrock purchased the building from the City of Detroit in 2018. Sitting next to Greektown, the building has tremendous potential. Though Bedrock has not released any plans publicly, Crain's Detroit Business reports that Bedrock has considered building a boutique hotel and conference center.

DEVELOPER

Bedrock

PRIMARY BUILDING USE

Undetermined

POTENTIAL INVESTMENT

Undisclosed

SOURCES OF FINANCING

Undisclosed

PROJECTED COMPLETION DATE

Undisclosed

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





PIPELINE DEVELOPMENT

BROADWAY LOFTS

1322, 1326 and 1336 Broadway Street

Located in Detroit's Paradise Valley neighborhood and the Broadway Avenue Historic District, this project is set to break ground in Spring 2023. Delayed due to the pandemic's impact on construction, the development will still include the renovation of three properties into one single, multi-story building. The proposed nine-story building will total 84,000 square feet and feature a mix of studio, one- and two-bedroom units, 20 percent of which will qualify as affordable housing. Basco plans to have 75 residential units on the second through eighth floors, with the first floor being retail or commercial space and the ninth floor being a common space for building residents.

DEVELOPER

Basco of Michigan, Inc.

PRIMARY BUILDING USE

Residential

SECONDARY BUILDING USE

Retail/Commercial

POTENTIAL INVESTMENT

\$22.8-\$27.9 million

SOURCES OF FINANCING

Undisclosed

PROJECTED COMPLETION DATE

Spring 2025

Source: Basco of Michigan, Inc.



PIPELINE DEVELOPMENT

THE CASS HENRY STREET PROJECT

359, 427, 439, 447 & 489 Henry
2447 & 2467 Cass

Olympia Development of Michigan and Cinnare Solutions are jointly pursuing the revitalization of seven, 1920s-era historic buildings on a single city block bounded by Henry Street, Cass Avenue, 2nd Street and the I-75 Service Drive. The entire project is within the local Cass-Henry Historic District. This restoration will create 170 new residential units with 84 set aside as affordable units ranging from 30-60% Area Median Income (AMI). The redevelopment keeps rent protection for the existing residents at or near their current rates. This redevelopment will help to energize the local economy and support the City of Detroit's neighborhood revitalization strategy, while providing green spaces and the creation of construction and permanent jobs for Detroiters.

DEVELOPER

Olympia Development of Michigan and Cinnare Solutions

PRIMARY BUILDING USE

Residential

SECONDARY BUILDING USE

Community Space

POTENTIAL INVESTMENT

\$70.5 million

SOURCES OF FINANCING

Private funds, Low Income Housing Tax Credit (LIHTC), HOME funds and Community Development Block Grant funds

PROJECTED COMPLETION DATE

December 2025

Source: Olympia Development of Michigan, Detroit Free Press

PIPELINE DEVELOPMENT

CODA BRUSH PARK

2827 John R Street

Located north of Comerica Park, the Coda Brush Park project will include a new, five-story, mixed-use development, and the rehabilitation of an obsolete, single-story building. The development will include 15,000 square feet of commercial space, 22,000 square feet of residential living and a 70-space parking structure. It will also have brownfield eligible construction, including demolition, site preparation, infrastructure improvements and environmental studies. Coda Brush Park is expected to generate economic activity and help meet the demand for housing, office and parking spaces and restaurants.

DEVELOPER

Michael van Overbeke, Brush Park Properties, LLC

PRIMARY BUILDING USE

Residential/Commercial

POTENTIAL INVESTMENT

\$24.8 million

SOURCES OF FINANCING

Detroit Brownfield Redevelopment Authority

PROJECTED COMPLETION DATE

Fall 2023

Sources: City of Detroit and DBusiness



PIPELINE DEVELOPMENT

HARVARD SQUARE CENTRE

1346 Broadway Street

This building, a part of the Broadway Avenue Historic District, was designed by architect George Mason and built in 1925. Bedrock purchased the 58,000 square-foot structure, which is in severe disrepair, in 2017. This project was recently awarded a grant from the State to renovate the building to create 34 residential units on the upper eight floors atop three levels of retail space. The project will completely rehabilitate the historic building, including environmental remediation; façade restoration; historically-accurate window replacement; replacement of all mechanical, electrical and plumbing systems; and interior demolition and buildout.

DEVELOPER

Bedrock

PRIMARY BUILDING USE

Mixed-Use

POTENTIAL INVESTMENT

\$43 million

SOURCES OF FINANCING

Undisclosed

PROJECTED COMPLETION DATE

Undisclosed

Source: Bedrock



PIPELINE DEVELOPMENT

HASTINGS PLACE

1468-1496 Randolph Street

The plan for five projects is moving forward to revitalize the city's Paradise Valley District. Hastings Place is the largest of the five and will be led by Paradise Valley Real Estate Holdings II LLC. The development is located on surface lots at 1468-1496 Randolph Avenue and is expected to include 90 luxury apartments, with 20 percent set aside as affordable 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

Hiram Jackson

PRIMARY BUILDING USE

Residential

POTENTIAL INVESTMENT

Undisclosed

SOURCES OF FINANCING

Undisclosed

PROJECTED COMPLETION DATE

Late 2022 or early 2023

Sources: Crain's Detroit Business, Detroit Free Press



RENDERING OF THE DETROIT CENTER FOR INNOVATION LOOKING SOUTH ON GRAND RIVER AVE. TOWARDS ELIZABETH STREET

PIPELINE DEVELOPMENT

DETROIT CENTER

The Detroit Center for Innovation (DCI) will be a world-class research, education and entrepreneurship center in the heart of the city. It is a collaboration between the University of Michigan (U-M), Related Companies and Olympia Development to advance innovation and talent-focused community development, and to focus on propelling city, region and statewide job creation.

The Detroit Center for Innovation campus is approximately four acres in The District Detroit, anchored by a \$250-million, 200,000-square-foot research and education center operated by the University of Michigan. Programs will focus on research and innovation, with the goal of supporting the economic development of Detroit and providing the state with a pipeline of talent.

The DCI will include a technology incubator, housing and green space. For years, Detroit's leaders, community organizations, foundations, business and citizens have

worked together to move the city forward. DCI is just one way to build something that will focus and propel the work already under way forward and build on this momentum by combining the academic and research prestige of the University of Michigan with Detroit's innovative history and singular growth potential.

When opened, the DCI will supply Michigan businesses and communities with a pipeline of talent and offer opportunities for current workers to further their skills in a world of fast-paced technological change. It will also build on Detroit's growing presence as a center for innovation, which now includes Michigan Central, Ford's new Corktown mobility innovation campus, TechTown Detroit and Wayne State University. The academic center will be designed with faculty input and provide both faculty and students the opportunity to engage in interesting, innovative research across fields where advanced technology is important.

A VIEW OF THE COURTYARD BETWEEN THE PROPOSED INCUBATOR BUILDING AND THE DETROIT CENTER FOR INNOVATION

Columbia Street and Grand River Avenue

DEVELOPERS

Olympia Development of Michigan, Related Companies

PRIMARY BUILDING USE

Educational/Commercial

PROJECTED INVESTMENT

\$250 million

SOURCES OF FINANCING

Private and philanthropic contributions, public funding

PROJECTED COMPLETION DATE

To be determined

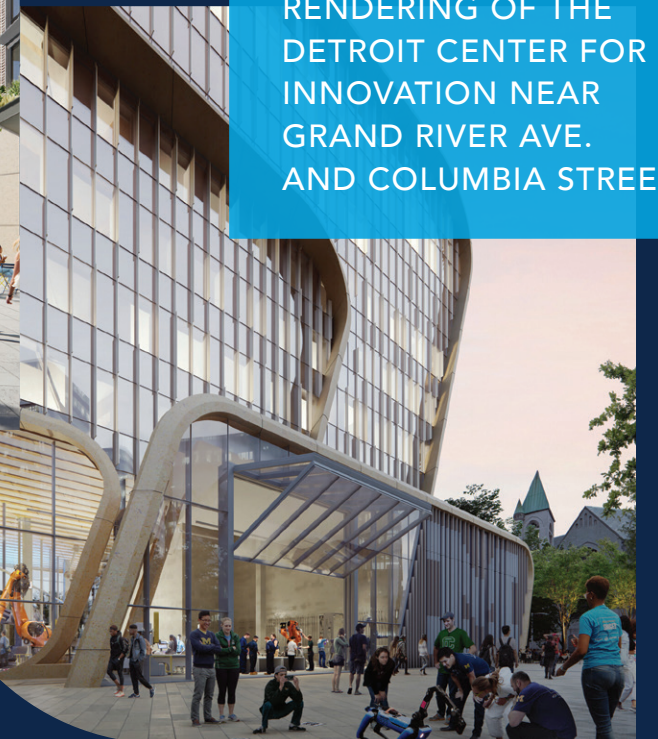


FOR INNOVATION



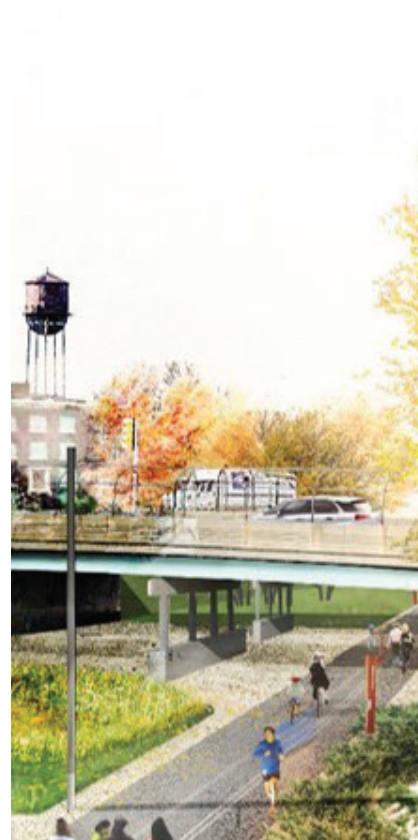
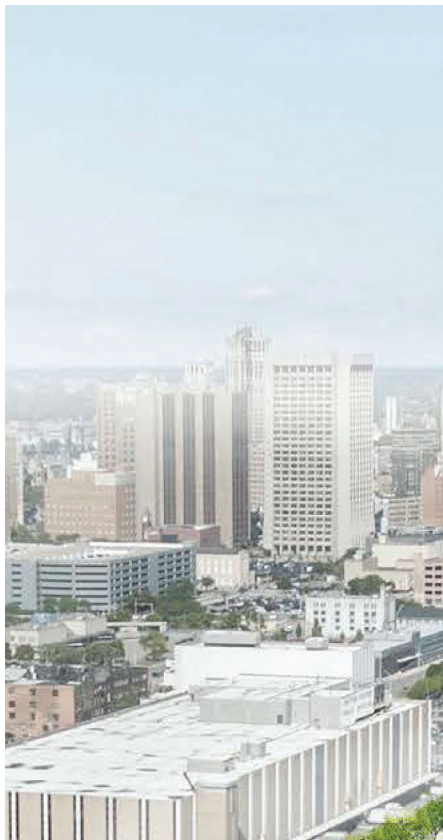
CONCEPTUAL RENDERING OF THE COURTYARD NEXT TO THE DETROIT CENTER FOR INNOVATION

RENDERING OF THE DETROIT CENTER FOR INNOVATION NEAR GRAND RIVER AVE. AND COLUMBIA STREET



SCAN TO READ MORE ABOUT DCI

Sources: Detroit Center for Innovation, Ilitch News Hub



OTHER INVESTMENTS

Community Spaces and Pedestrian-Friendly Public Spaces and Projects

Public spaces continue to prove their value as our community and nation move through the pandemic. Visitorship numbers are rising in parks and public spaces across Downtown Detroit and the development community is following suit with new and innovative projects. In this section of the 2022 Downtown Detroit Development and Community Update, the DDP highlights how outdoor community spaces and pedestrian-friendly public spaces have been instrumental over the years, especially as the use of these spaces increased since the start of the pandemic.



RALPH C. WILSON, JR. CENTENNIAL PARK | MONROE STREETSCAPE IMPROVEMENT PROGRAM | SOUTHWEST GREENWAY

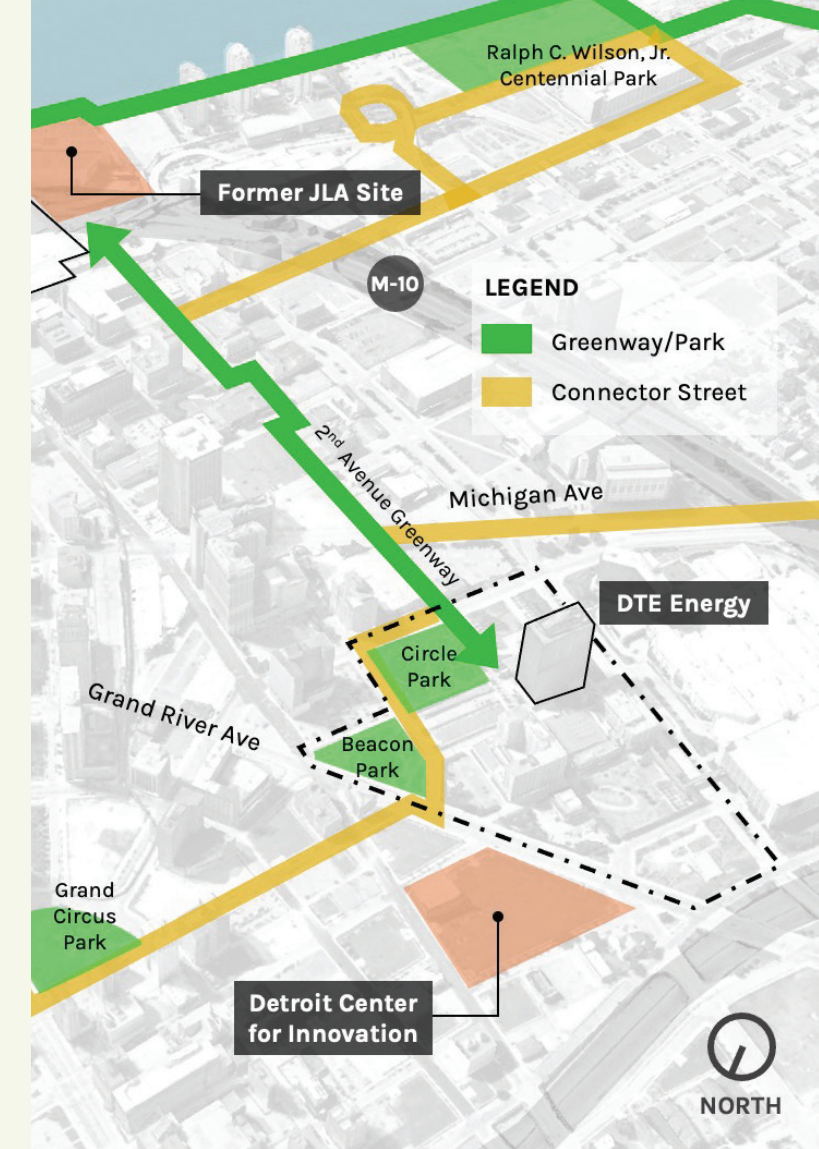
PIPELINE DEVELOPMENT

2ND AVENUE GREENWAY STUDY

DTE has been leading an effort to determine the feasibility of building a Greenway along 2nd Avenue in Downtown Detroit. A project team was formed, SmithGroup was hired as the lead design consultant and DTE and the City of Detroit's Planning and Development Department (PDD) will conduct a study to explore the possibilities. The 2nd Avenue Greenway is a proposed pedestrian and bicycle path that would extend from DTE's headquarters at Bagley Street to The Joe, the former Joe Louis Arena site at Congress Street and to the Riverfront. This greenway would connect several proposed large-scale developments, including the Detroit Center for Innovation, Ralph C. Wilson, Jr. Centennial Park and Michigan Central, as well as catalyze new development on the westside of Downtown Detroit with the provision of a high-quality public space.

LEAD PARTNER
DTE

Source: DTE



OPEN TO THE PUBLIC

641 MICHIGAN AVENUE BEAUTIFICATION PROJECT

Work was completed on the 641 Michigan Avenue beautification project in November of 2021. The lot is positioned along the Michigan Avenue corridor at 3rd Street and is the gateway for both pedestrian and vehicular traffic to Corktown and Downtown. This frequently traveled site was, before this project, a gravel parking lot enclosed by a chain-link fence. This site was identified as an opportunity for a transformative visual aesthetic, consistent with DTE's efforts to improve the look of its facilities in the neighborhoods it serves. The chain-link fence has been removed and new grass and trees installed, along with benches at the existing bus stops.

LEAD PARTNER
DTE Public Affairs and Major Enterprise Projects (MEP)

Source: DTE





IN DEVELOPMENT

1420 BROADWAY: BIZ SATELLITE OFFICE AND EVENT SPACE

A refresh at 1420 Broadway, Suite 101, is nearly complete, including fresh paint, technology solutions, office furniture and a deployment area for the Downtown Detroit Business Improvement Zone (BIZ) Ambassadors. The space will continue to serve as a Downtown satellite office for the BIZ Ambassador Program, enabling efficient deployment throughout the BIZ to keep Downtown clean, safe and welcoming. It will also serve as a community event and training space, hosting meetings of the BIZ Board of Directors and other community gatherings.

LEAD PARTNERS

Downtown Detroit Partnership and
Downtown Detroit Business Improvement Zone

Source: Downtown Detroit Partnership

UNDER CONSTRUCTION

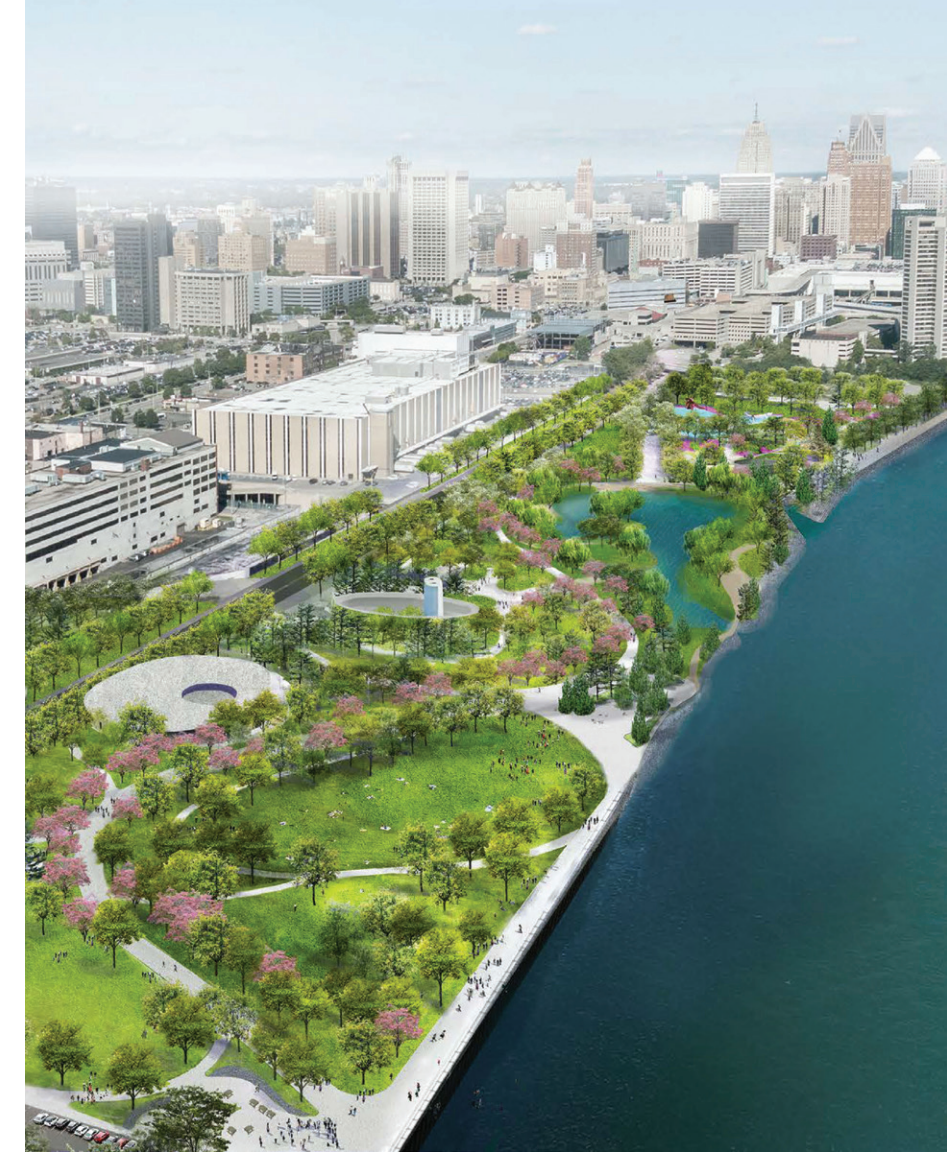
RALPH C. WILSON, JR. CENTENNIAL PARK

The Ralph C. Wilson, Jr. Centennial Park project will transform the former West Riverfront Park into a 22-acre world-class destination with basketball courts at the William Davidson Sport House, the Delta Dental Play Garden, a large water garden and the expansive DTE Foundation Hill. The project's groundbreaking was in May 2022, and the plan now is for the park to open in 2024.

LEAD PARTNER

Detroit Riverfront Conservancy

Source: Detroit Riverfront Conservancy



IN DEVELOPMENT

MONROE STREETSCAPE IMPROVEMENT PROGRAM

The Greektown Neighborhood Partnership has long supported Monroe Street in Downtown Detroit. The Monroe Streetscape Improvement Program will be designed to accommodate pedestrians and allow for an uncomplicated way for the public to support the businesses along Monroe. There will be wide pedestrian-only zones for casual strolls, greenery, lighting, street signage, paving, street furniture, space for private business, outdoor patios, space for events, markets, festivals, multi-modal transit integration and more.

LEAD PARTNER

Greektown Neighborhood Partnership

Source: Greektown Neighborhood Partnership



IN DEVELOPMENT

RANDOLPH PLAZA

An upcoming public park plaza in Downtown Detroit will act as a point of entry to the famed Greektown neighborhood. The intersection on Randolph Street between Monroe and Gratiot will become a pedestrian plaza for the community. The goal for this project is to transform the unfinished and underused public space into a multipurpose urban plaza where Downtown residents, workers and tourists can interact, relax, dine and take part in the vibrant culture within the Greektown neighborhood. To finish this multi-phased project, the Greektown Neighborhood Partnership is working with the City of Detroit and the Department of Public Works. Its initial stage was finished in October 2019. The Community Foundation for Southeast Michigan's Ralph C. Wilson, Jr. Legacy Funds for Design and Access awarded the Greektown Neighborhood Partnership a grant in 2020 for the redevelopment of the plaza. In 2021, the project's community engagement and design phases were completed. Construction is set to begin shortly after a fundraising period. This project was recently awarded a grant from the State of Michigan as part of the DDP's Revitalization and Placemaking (RAP) Request.

LEAD PARTNER

Greektown Neighborhood Partnership

Source: Greektown Neighborhood Partnership



UNDER CONSTRUCTION

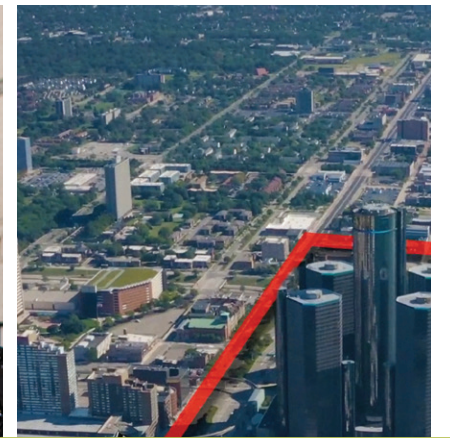
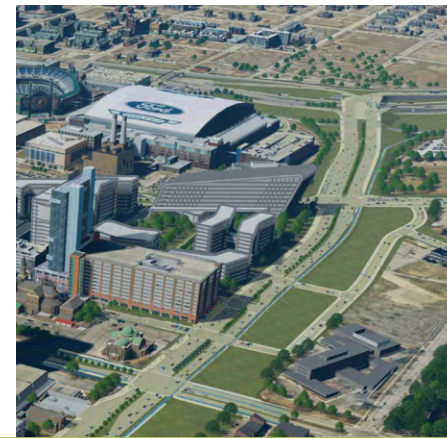
SOUTHWEST GREENWAY

The Detroit Riverfront Conservancy and its partners broke ground on the Southwest Greenway in April 2022. The 0.75-mile greenway will run from the Bagley Mobility Hub (2155 Bagley St.) at Michigan Central to Jefferson Avenue. The goal of the project is to provide Southwest Detroit and Corktown residents with a safe and convenient path to the riverfront. The project is expected to be complete by fall of this year.

LEAD PARTNER

Detroit Riverfront Conservancy

Source: Detroit Riverfront Conservancy



INFRASTRUCTURE AND MOBILITY



I-375 IMPROVEMENT PROJECT | MOGO BIKE SHARE STATION EXPANSION | GRAND PRIX STREET IMPROVEMENTS

UNDER CONSTRUCTION

UNIROYAL PROMENADE

The Uniroyal Promenade has been under construction since May 2022. The 40-acre property formerly owned by Uniroyal will connect Gabriel Richard Park with Mt. Elliott Park and will include pathways to the bridge at Belle Isle. The Uniroyal Promenade will feature separate areas for pedestrians and bicyclists as well as landscaping, seating, lighting and cameras and call boxes for security. The project is expected to be completed in 2023.

LEAD PARTNER

Detroit Riverfront Conservancy

Source: Detroit Riverfront Conservancy



OPEN TO THE PUBLIC

DIGITAL INFORMATION KIOSKS

The Downtown Detroit Partnership and the City of Detroit have installed IKE Digital Information Kiosks in the Downtown and beyond. These information kiosks help visitors discover businesses, provide real-time information on transit options, broadcast community announcements, provide a listing of upcoming events and more. There are now 11 of the first 15 Information Kiosks installed, including three in neighborhoods outside of Downtown. Another set of 15 kiosks is planned within the next year.

LEAD PARTNERS

City of Detroit, Downtown Detroit Partnership

Source: Downtown Detroit Partnership





IN DEVELOPMENT

DOWNTOWN WAYFINDING PROJECT

The Downtown Detroit Partnership and the Downtown Detroit Business Improvement Zone, along with a steering committee of Downtown stakeholders, led a six-month planning and community engagement process that concluded in Spring 2022 to design a new system of pedestrian wayfinding signs for Downtown. When installed, the new wayfinding system will efficiently direct people to popular destinations and improve the understanding of Downtown. Designs for the system were chosen to reflect popular Downtown architecture. Funding for the project was provided by the Rocket Community Fund, the Detroit Downtown Development Authority and the Downtown Detroit Business Improvement Zone.

LEAD PARTNERS

Downtown Detroit Partnership and
Downtown Detroit Business Improvement Zone

Source: Downtown Detroit Partnership

IN DEVELOPMENT

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. The project is also an attempt at reversing the loss of Detroit's "Black Bottom" Neighborhood, a once thriving business and cultural community with a prominently African American population, which was removed for the construction of I-375. Another important and critical goal is to create a space for future opportunities for development, 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. A new boulevard would then be designated as a non-freeway National Highway System route. The Michigan Department of Transportation (MDOT) has started designing the project. Local stakeholders will continue to be engaged around land-use plans, enhancements, visual characteristics and maintenance of traffic plans before construction begins, which is planned for spring 2027.

LEAD PARTNERS

Michigan Department of Transportation (MDOT), City of Detroit

Source: Michigan Department of Transportation



IN DEVELOPMENT

GRAND PRIX STREET IMPROVEMENTS

As the Detroit Grand Prix prepares to return to the streets of Downtown Detroit, there are several roadway projects in the works. A brief list of projects that the team is focusing on is listed below. The projected completion date is early 2023 ahead of the Grand Prix.

- Bates: Grinding the surface to make it smoother for driving
- Atwater: Resurfacing
- St. Antoine and Franklin: New concrete to mitigate current and future damage
- Rivard: Resurfacing and flattening after several projects over the years caused an uneven surface
- Jefferson: Concrete repairs
- I-375 Bridge: The area will be inspected, and a variety of maintenance and repairs will be done

Sources: Detroit Grand Prix, Downtown Detroit Partnership



IN DEVELOPMENT

MOGO BIKE SHARE STATION EXPANSION

In 2022, MoGo, a DDP affiliate, deployed a series of mini-expansions to complement and expand its existing system. The nine new stations include four to serve Belle Isle, three new stations in Detroit's North End, and two stations at the Michigan Central Station campus in Corktown.

Expansion Area:
Belle Isle

FUNDED BY
Ralph C. Wilson, Jr.
Foundation

PARTNERS
Ralph C. Wilson, Jr.
Foundation, Michigan
Department of Natural
Resources

NUMBER OF STATIONS
4

FUN FACT
Belle Isle has been the
most highly requested
expansion area since
MoGo's launch.

Expansion Area:
North End and
Milwaukee Junction

FUNDED BY
Knight Foundation

PARTNERS
Knight Foundation,
Michigan Economic
Development Corporation
(MEDC)

NUMBER OF STATIONS
7 (3 in 2022, 4 in 2023)

FUN FACT
With transit connection
in mind, these stations
were placed near SMART,
DDOT and QLINE stops.
MoGo's first solar-powered
e-bike charging station
was installed as well.

Expansion Area:
Michigan Central Station
campus in Corktown

FUNDED BY
Ford

PARTNERS
Michigan Central, Ford

NUMBER OF STATIONS
2

FUN FACT
Both stations are
e-charging stations for
MoGo's e-bikes, which
has helped to further
electrify the mobility
options. The stations also
connect Corktown to the
new Southwest Greenway.

LEAD PARTNER
MoGo

Source: MoGo Detroit

PRODUCED BY

Downtown Detroit Partnership
Downtown Detroit Business Improvement Zone

PHOTOGRAPHY AND RENDERINGS PROVIDED BY

Bedrock, Detroit Riverfront Conservancy,
DTE, Grand Prix, Greektown Neighborhood
Partnership, KPF, MDOT, MoGo, Nadir Ali,
Olympia Development, Pope Francis Center,
Steve Koss

REPORT DESIGNED BY

Jason Willis, JMW Creative

FRONT COVER DEVELOPMENTS

1225 Woodward, Exchange, Harvard Square
Centre, Ralph C. Wilson, Jr. Centennial Park

BACK COVER DEVELOPMENTS

The Eddystone, City Modern, The Cass
Henry Street Project, Monroe Streetscape
Improvement Program

UNDER CONSTRUCTION
Lafayette West

UNDER CONSTRUCTION
Hudson's Site

RECENTLY COMPLETED
The Penobscot

RECENTLY COMPLETED
Huntington Bank
Headquarters

METHODOLOGY

DDP drew from a variety of sources – including the City of Detroit, public meeting minutes, developers, news media and CoStar data – to track Downtown Detroit development projects. This publication includes select developments that are “Completed Projects,” which include new buildings or major renovations (as opposed to an update or rehabilitation) that were completed in the year of report publication. “Under Construction Projects” include buildings under construction or might soon be completed. The “Pipeline Developments” section includes selected projects that are likely to advance soon, but it is not a comprehensive list. These 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 directly by developers through email surveys or phone interviews. If information was not disclosed or responses were not submitted, DDP supplemented with information available from alternate sources, including third parties, project websites and news media articles. Note that some projects may not be included if information was not available or not provided.

UNDER CONSTRUCTION
City Modern



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