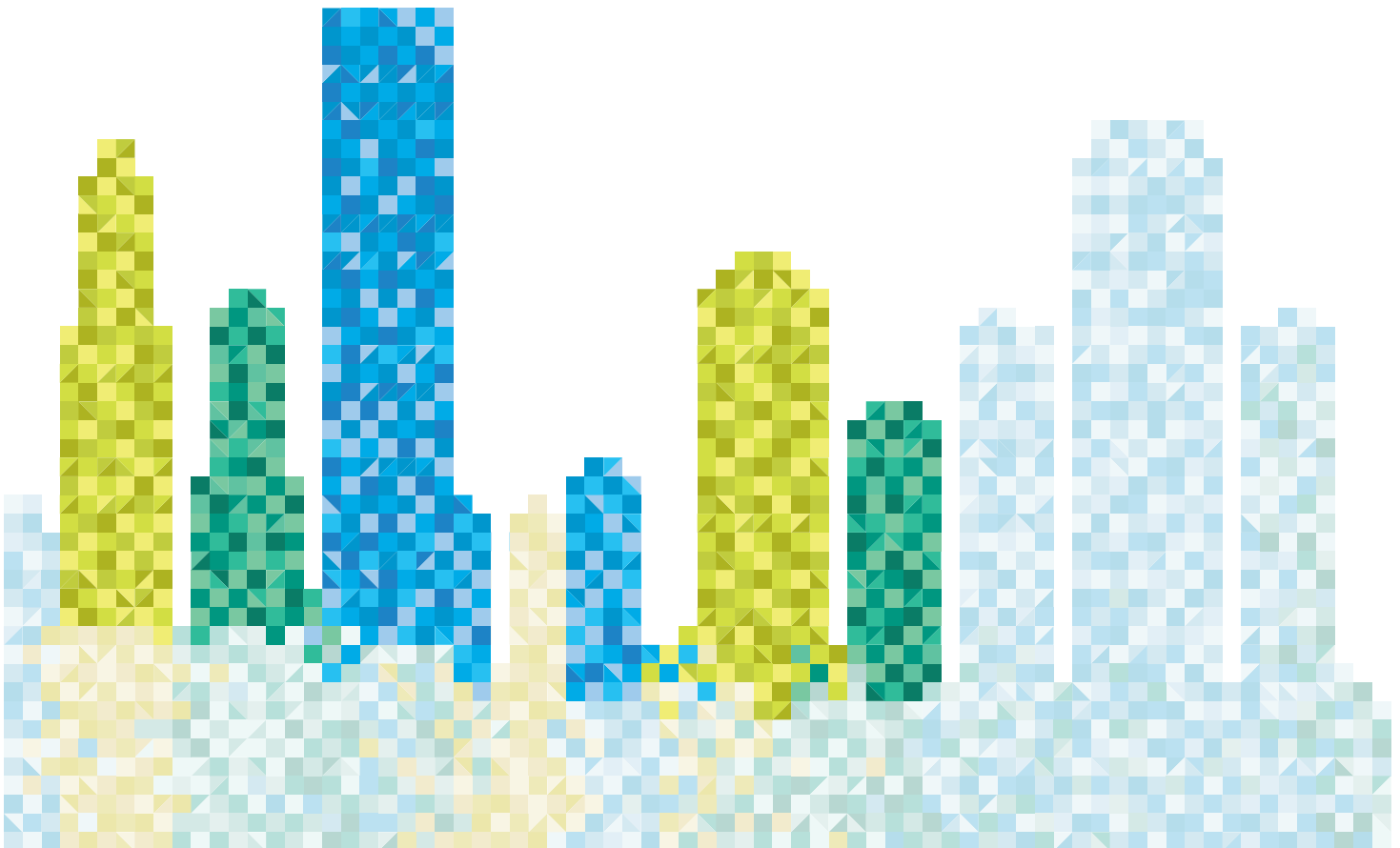
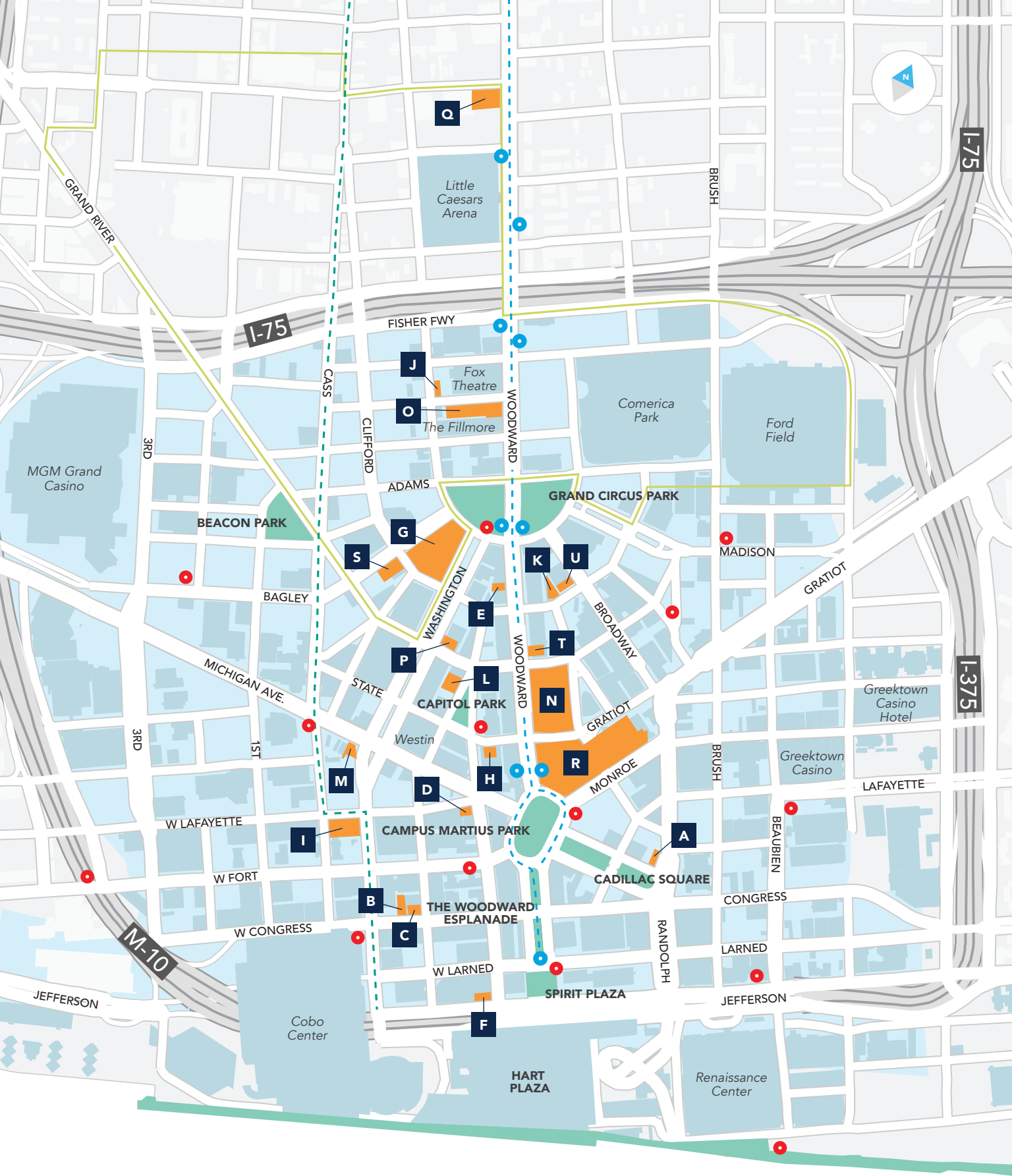




# 2018 DOWNTOWN DETROIT DEVELOPMENT UPDATE





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

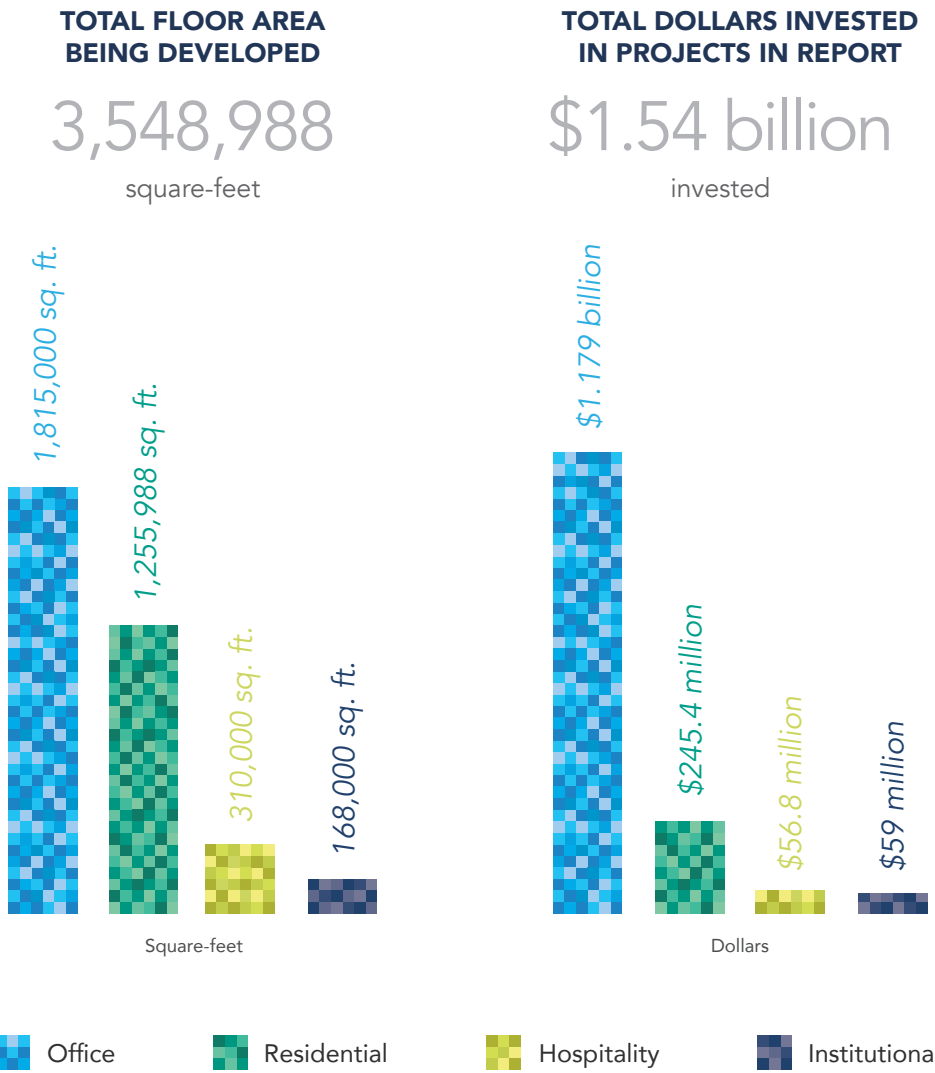
The 2018 Downtown Development Update, published by the Downtown Detroit Partnership (DDP) with support from the Downtown Detroit Business Improvement Zone (BIZ), features recently-completed projects in the city's core, as well as those currently under construction. In addition, DDP is providing an overview of future projects – those that are in the pipeline for the next phase of Detroit's phenomenal growth.

Public, private and philanthropic partnerships continue to drive Detroit's growth – and the pace of development is propelling the city's economic revitalization.

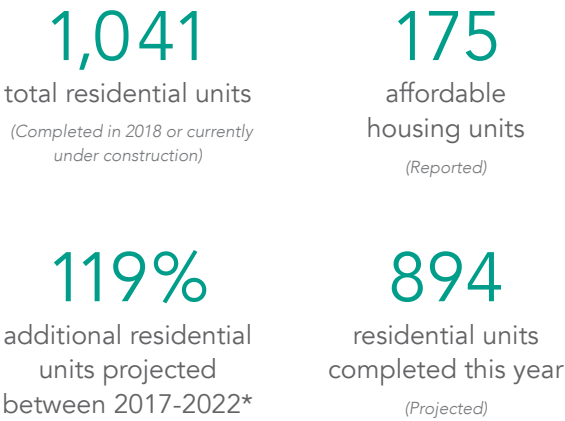
Throughout Downtown, 2018 marked a move toward a more pedestrian-friendly environment, as evidenced by key projects, including the emergence of protected bike lanes. Downtown Detroit's parks and public spaces also offered new seating options, improved landscaping, implementation of a comprehensive recycling program, and many more amenities.

Campus Martius Park celebrated its 15th anniversary this year, which is a major milestone. In recognition, Edsel B. Ford II gifted a new plaza within the park. An iconic glass and marble landmark now designates the exact "point of origin" at which Judge Augustus B. Woodward mapped out the city.

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



**RESIDENTIAL STATISTICS**

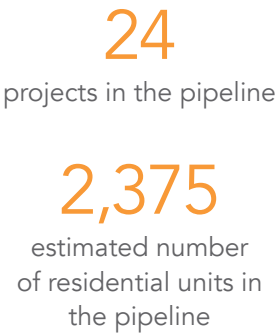


\*Includes Brewster-Douglass development adjacent to Downtown boundary

**CURRENT PROJECTS**



**PIPELINE STATISTICS**



45

apartment  
units

## 139 CADILLAC SQUARE

139 Cadillac Square, formerly known as The Lawyers Building was built in 1922, is the only remaining high-rise in Detroit constructed in the Chicago School style of architecture. Originally intended as an office building for lawyers who practiced in the Wayne County Building, the 45 apartments reflect a \$9 million historic renovation.

(Source: Ferlito Group)

- **ADDRESS**  
139 Cadillac Square
- **DOLLARS INVESTED**  
\$9 million
- **SOURCES OF FINANCING**  
Construction loan, private resources
- **COMPLETION DATE**  
December 2018
- **DEVELOPER**  
Ferlito Group and Tringale Development
- **PRIMARY BUILDING USE**  
Residential

## THE 607

The 607 is a historic office building in the heart of Downtown Detroit. A block away from Cobo Hall and two blocks from Woodward, this development has easy access to all major freeways. The 50,000-square-foot building is being repositioned as a boutique mid-rise mixed-use development with modern amenities, and open, loft-like floor plans.

(Source: Basco Detroit)

- **ADDRESS**  
607 Shelby Street
- **DEVELOPER**  
Basco Detroit
- **PRIMARY BUILDING USE**  
Office
- **DOLLARS INVESTED**  
\$6 million
- **SOURCES OF FINANCING**  
Brownfield Tax Credit, Michigan Commercial Rehabilitation Program (CRP), commercial bank loan, private
- **COMPLETION DATE**  
January 2018

50,000  
square-foot  
of office space

36,500  
square-foot  
of office space

## 220 WEST

220 West, a five-story building in Detroit's Financial District, spent its earlier years as a glove factory. Today, the 36,500-square-foot building boasts a redesign of the 1970s façade, including a new walkable green alley and retail spanning the side with store-front windows. Floors two through five will serve as creative office lofts with exposed brick walls and wooden rafters creating a modern feel. The building incorporates green features throughout.

(Sources: Basco Detroit, Crain's Detroit Business, City of Detroit)

- **ADDRESS**  
220 West Congress Street
- **DOLLARS INVESTED**  
\$4 million
- **SOURCES OF FINANCING**  
Undisclosed
- **COMPLETION DATE**  
January 2019
- **DEVELOPER**  
Basco Detroit
- **PRIMARY BUILDING USE**  
Office

## THE 751/ MARX MODA

The 751, formerly the Olde Building, sits on the corner of Lafayette Boulevard and Griswold Street overlooking Campus Martius Park, and serves as the headquarters of Marx Moda. This historic building was designed by famed Detroit architect Albert Kahn. The renovation included extensive cosmetic restoration, such as updated plaster and repair to main floor ceiling, the mezzanine, lower level vaults, and executive boardrooms.

(Source: Basco Detroit)

- **ADDRESS**  
751 Griswold Street
- **DEVELOPER**  
Basco Detroit
- **PRIMARY BUILDING USE**  
Office
- **DOLLARS INVESTED**  
\$7 million
- **SOURCES OF FINANCING**  
Historic Tax Credits, Obsolete Property Rehabilitation Act (OPRA), CRP, commercial bank loan, private
- **COMPLETION DATE**  
March 2018

\$7M  
invested

# 1515-1529 WOODWARD

LinkedIn will be opening its first new office in the United States in ten years to Downtown Detroit, the historic Sanders Building. This building years ago, located on Woodward Avenue at Gratiot, housed the famous Sanders chocolate and candy store. In 2016, Dan Gilbert bought the building and the 74,500-square-foot space is being renovated to house 120 employees for LinkedIn.

(Sources: Bedrock, Crain's Detroit Business, Detroit Free Press)

- **ADDRESS**  
1515-1529  
Woodward Avenue
- **DEVELOPER**  
Bedrock
- **PRIMARY BUILDING USE**  
Office
- **DOLLARS INVESTED**  
Undisclosed
- **SOURCES OF FINANCING**  
Undisclosed
- **COMPLETION DATE**  
November 2018



74,500  
square-feet  
of office space

# CITY CLUB APARTMENTS CBD DETROIT

Built on the site of the historic Statler Hotel, City Club Apartments CBD Detroit is the first ground-up, mixed-use, conventionally financed high-rise under construction in Detroit's central business district in the last 30 years. The hotel, built in 1915, hosted top business, sports, arts and entertainment, and political guests for six decades. The development offers studio, convertible, one-, two- and three-bedroom 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.

(Sources: City Club Apartments LLC)

- **ADDRESS**  
313 Park Avenue
- **DEVELOPER**  
City Club Apartments
- **PRIMARY BUILDING USE**  
Residential
- **DOLLARS INVESTED**  
\$78.8 million
- **SOURCES OF FINANCING**  
Huntington Bank, Bank of Ann Arbor, Comerica Bank, Public-private partnership with Detroit Economic Growth Council, CRP, Qualified Downtown Revitalization District, Commercial Rehabilitation District, Neighborhood Enterprise Zone, Brownfield Tax Credit with MDEQ and EPA
- **COMPLETION DATE**  
Summer 2019



288  
apartment  
units

# CHURCH OF SCIENTOLOGY

The former Standard Savings and Loan is undergoing renovation and will become the 50,000-square-foot Church of Scientology. This historic site at the corner of Jefferson and Griswold is the spot where the city of Detroit was founded by French explorer Antoine de la Mothe Cadillac and where the first St. Anne's Church was built in 1701.

(Sources: Crain's Detroit Business, City of Detroit)

- **ADDRESS**  
One Griswold
- **DEVELOPER**  
Church of Scientology
- **PRIMARY BUILDING USE**  
Church
- **DOLLARS INVESTED**  
\$8 million
- **SOURCES OF FINANCING**  
Undisclosed
- **COMPLETION DATE**  
Undisclosed



50,000  
square-feet  
of development

38  
stories of  
development

# DAVID STOTT BUILDING

The David Stott Building is a rare example of pre-Depression, Art Deco architecture. It is one of the most recognizable buildings in Downtown and is within walking distance of Capitol Park, Grand Circus Park and Campus Martius Park. This 38-story landmark houses both residential and commercial tenants, as well as ground floor retail.

(Sources: Bedrock, The Detroit News)

- **ADDRESS**  
1150 Griswold Street
- **DEVELOPER**  
Bedrock
- **PRIMARY BUILDING USE**  
Residential
- **DOLLARS INVESTED**  
Undisclosed
- **SOURCES OF FINANCING**  
Undisclosed
- **COMPLETION DATE**  
September 2018



100  
residential  
units

# DETROIT FREE PRESS BUILDING

The 14-story former Detroit Free Press building produced newspapers from 1925 to 1998. More than two decades since the Detroit Free Press moved from the historic building, plans are underway to convert the space into over 100 residential units with ground-floor retail and two floors of office space.

(Sources: Bedrock, The Detroit News)



- |                                                  |                                              |
|--------------------------------------------------|----------------------------------------------|
| ■ <b>ADDRESS</b><br>321 West<br>Lafayette Street | ■ <b>DOLLARS INVESTED</b><br>\$69.6 million  |
| ■ <b>DEVELOPER</b><br>Bedrock                    | ■ <b>SOURCES OF FINANCING</b><br>Undisclosed |
| ■ <b>PRIMARY BUILDING USE</b><br>Residential     | ■ <b>COMPLETION DATE</b><br>December 2020    |



110  
hotel  
rooms

# ELEMENT DETROIT AT THE METROPOLITAN BUILDING

The 110-room Element Detroit at the Metropolitan Building will be the first extended-stay hotel in Downtown Detroit, and features 4,000-square-feet of retail, meeting and conference space, a private events suite on the top floor, a penthouse, and a roof deck. The project signifies an important office, retail and entertainment hub and plays a pivotal role in the revitalization of an urban neighborhood.

(Source: Roxbury Group)

- |                                                                                                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------|
| ■ <b>ADDRESS</b><br>33 John R Street                                                                                                           |
| ■ <b>DEVELOPER</b><br>Metropolitan Hotel<br>Partners - Means Group<br>and Roxbury Group                                                        |
| ■ <b>PRIMARY BUILDING USE</b><br>Hotel                                                                                                         |
| ■ <b>DOLLARS INVESTED</b><br>\$34 million                                                                                                      |
| ■ <b>SOURCES OF FINANCING</b><br>Huntington Bank,<br>DMI and Invest Detroit,<br>tax credit equity by<br>Insite Capital and<br>support from MSF |
| ■ <b>COMPLETION DATE</b><br>December 2018                                                                                                      |



# DETROIT LIFE BUILDING

Built in 1922, the Detroit Life Building is a 10-story historic structure on Park Avenue, just north of Columbia Street. In 2018, the space was transformed into 32,000-square-feet of office space and 6,000-square-feet of street-level retail space. This project is also part of the second phase of The District Detroit, a world-class sports and entertainment development spanning 50-blocks and five neighborhoods. Detroit Life Building features reinforced concrete, steel and limestone cladding.

(Source: Bedrock)

- |                                                          |                                                    |
|----------------------------------------------------------|----------------------------------------------------|
| ■ <b>ADDRESS</b><br>2210 Park Avenue                     | ■ <b>DOLLARS INVESTED</b><br>\$17 million          |
| ■ <b>DEVELOPER</b><br>Olympia Development<br>of Michigan | ■ <b>SOURCES OF FINANCING</b><br>Private financing |
| ■ <b>PRIMARY BUILDING USE</b><br>Office                  | ■ <b>COMPLETION DATE</b><br>Undisclosed            |

32,000  
square-feet  
of office space



110,948  
square-feet  
of development

- |                                                   |                                                                                                     |
|---------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| ■ <b>ADDRESS</b><br>1249<br>Griswold Street       | ■ <b>SOURCES OF FINANCING</b><br>Historic Tax Credits,<br>Brownfield Tax<br>Credits, Debt<br>Equity |
| ■ <b>DEVELOPER</b><br>Capitol Park<br>Partnership | ■ <b>COMPLETION DATE</b><br>November 2018                                                           |
| ■ <b>PRIMARY BUILDING USE</b><br>Residential      | ■ <b>DOLLARS INVESTED</b><br>\$40 million                                                           |

# THE FARWELL BUILDING

The Farwell Building opened in Detroit's Capitol Park in 1915. The building was originally used as a mixed-use office space and was occupied by attorneys, dentists and other professional groups. Designed by Rogers & Bonnah, with ironwork by Russel Wheel and Foundry of Detroit, the original interior design featured Tiffany mosaic ceilings and Skyros veined marble walls in the main vestibule, although only remnants of these materials remain today. The building is once again mixed-use, with a historic rehabilitation of 110,948-square-feet, including 82 luxury loft apartments and 25,582-square-feet of commercial space.

(Sources: Capitol Park Partnership, Historic Detroit)

107

rental  
units

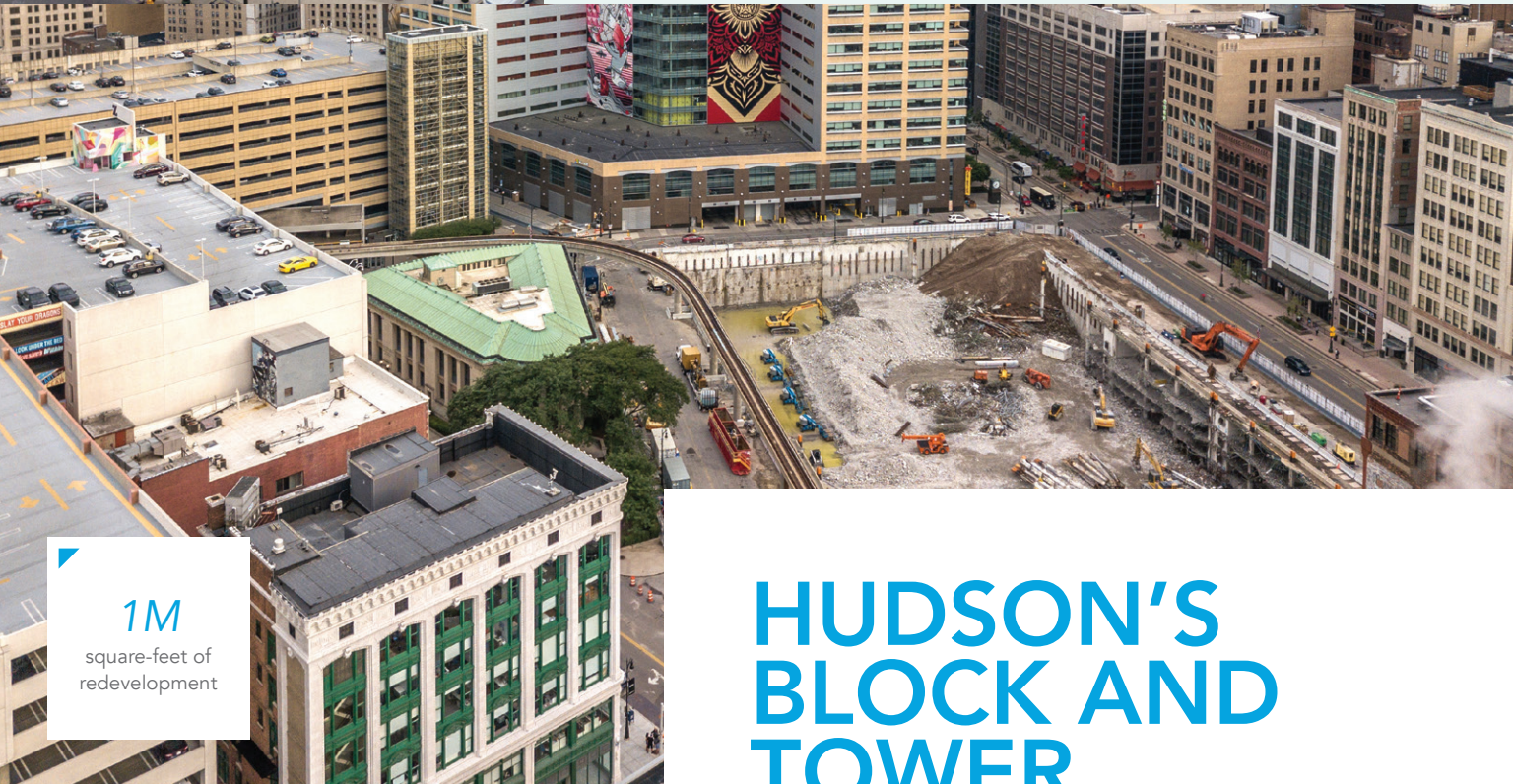


# GABRIEL HOUZE

Ten-stories high and covering 95,000-square-feet, the Gabriel Houze offers 107 rental units. The original building was headquarters to the Archdiocese of Detroit from the 1950s to 2014. The building's extensive window line offers tremendous views of the Detroit and Windsor skylines and the Detroit River.

(Source: Barbat Holdings, Houze Living)

- **ADDRESS**  
305 Michigan Avenue
- **DEVELOPER**  
Barbat Holdings
- **PRIMARY BUILDING USE**  
Residential
- **DOLLARS INVESTED**  
\$17 million
- **SOURCES OF FINANCING**  
Undisclosed
- **COMPLETION DATE**  
Fall 2018



1M

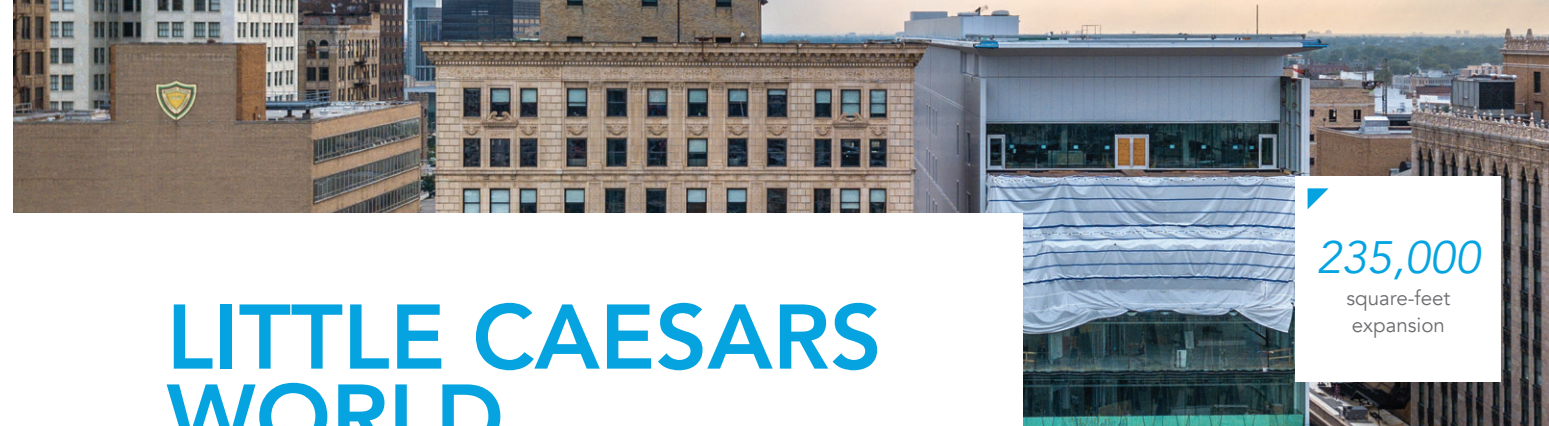
square-feet of  
redevelopment

# HUDSON'S BLOCK AND TOWER

The approximately \$900 million, one million-square-foot redevelopment of the iconic Hudson's department store site is a landmark attraction for visitors to Detroit. The project includes the ground-up development of the tallest tower in the city of Detroit, complete with a publicly accessible sky deck on top of the residential floors. This building also includes dynamic restaurant, retail and office spaces, and extensive exhibit and public space.

(Source: Bedrock)

- **ADDRESS**  
1208 Woodward Avenue
- **DEVELOPER**  
Bedrock
- **PRIMARY BUILDING USE**  
Residential/ Office
- **DOLLARS INVESTED**  
\$900 million
- **SOURCES OF FINANCING**  
Undisclosed
- **COMPLETION DATE**  
December 2020



235,000

square-feet  
expansion

# LITTLE CAESARS WORLD HEADQUARTERS CAMPUS EXPANSION

Twenty-seven years after moving its headquarters from the suburbs to the historic Fox Theatre offices in Downtown Detroit, Little Caesars is more than doubling the size of its current campus to accommodate the company's rapid global growth. The \$150 million, nine-story, 235,000-square-foot Little Caesars World Headquarters Campus Expansion is the new home to 700 employees. The headquarters offers new amenities for employees, including a fitness center and an open glass terrace. This development is the first newly-built global headquarters building in the city of Detroit in a decade.

(Sources: Little Caesars and Olympia Development of Michigan)

- **ADDRESS**  
2125 Woodward Avenue
- **DEVELOPER**  
Little Caesars and Olympia Development of Michigan
- **PRIMARY BUILDING USE**  
Office
- **DOLLARS INVESTED**  
\$150 million
- **SOURCES OF FINANCING**  
Private financing
- **COMPLETION DATE**  
December 2018



165

senior  
units

# LOUIS KAMPER AND STEVENS BUILDINGS

The Louis Kamper and Stevens Buildings are two historic properties located on Washington Boulevard in Downtown Detroit. The buildings, completed in 1926 and 1910, originally housed banking and retail facilities. In the early 1980s, the building was converted into 165 senior housing units. Purchased in 2016 by The Roxbury Group and Invest Detroit, the property will continue to maintain 100 percent affordable senior housing and reactivate the nearly 9,000-square-feet of long-dormant retail. The renovation will have a full exterior restoration of both buildings and a complete renovation of all residential units, replete with electrical and plumbing upgrades.

(Source: Roxbury Group)

- **ADDRESS**  
1410 Washington Boulevard
- **DEVELOPER**  
Roxbury Group and Invest Detroit
- **PRIMARY BUILDING USE**  
Residential
- **DOLLARS INVESTED**  
\$18 million
- **SOURCES OF FINANCING**  
Low Income Housing Tax Credits, Historic Tax Credits and HOME funding
- **COMPLETION DATE**  
November 2018



100  
units

\$59M  
invested in the  
development

# MIKE ILITCH SCHOOL OF BUSINESS

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

(Source: Wayne State University)

- ADDRESS  
2771 Woodward Avenue
- DEVELOPER  
Wayne State University
- PRIMARY BUILDING USE  
Education
- DOLLARS INVESTED  
\$59 million
- SOURCES OF FINANCING  
Philanthropic gifts from the Ilitch family and bond sales from the University
- COMPLETION DATE  
April 2018



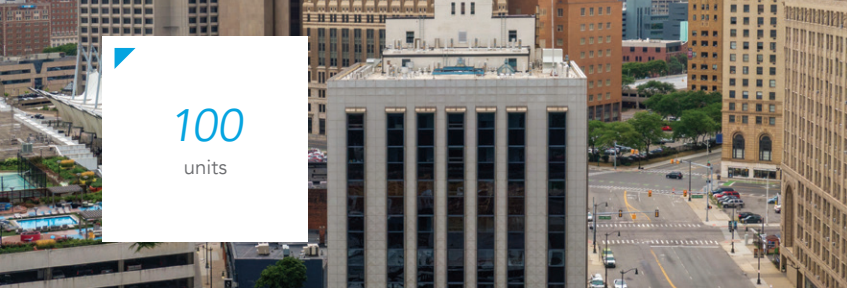
310,000  
square-feet  
of office space

# ONE CAMPUS MARTIUS EXPANSION

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

(Source: Bedrock)

- ADDRESS  
One Campus Martius
- DEVELOPER  
Bedrock
- PRIMARY BUILDING USE  
Office
- DOLLARS INVESTED  
\$95 million
- SOURCES OF FINANCING  
Undisclosed
- COMPLETION DATE  
December 2020



# PHILIP HOUZE

At the corner of Clifford and Bagley Streets, Philip Houze will offer 100 residential units with studio, one-bedroom, and two-bedroom floorplans. The new residential facility is pet-friendly, with open layouts and lofty 13-foot ceilings. Philip Houze is also home to a range of community amenities including gated parking, a fitness center, and an outdoor grilling station and fire pit.

(Source: Village Green, Barbat Holdings)

- ADDRESS  
415 Clifford Street
- DEVELOPER  
Barbat Holdings
- PRIMARY BUILDING USE  
Residential
- DOLLARS INVESTED  
\$15 million
- SOURCES OF FINANCING  
Undisclosed
- COMPLETION DATE  
September 2018



# SHINOLA HOTEL

The Shinola Hotel is located in the heart of Downtown Detroit on Woodward Avenue. The hotel creates an engaging link between the burgeoning Library Street area and the thriving retail shops of lower Woodward. The project brings several distinct areas together for one hospitality experience. Thoughtful partnerships include original food and beverage concepts from New York-based NoHo Hospitality and curated luxury hotel management from Mac & Lo. This space symbolizes Detroit's storied hospitality past, but also represents the city's prosperous future.

(Source: Bedrock)

- ADDRESS  
1400 Woodward Avenue
- DEVELOPER  
Bedrock
- PRIMARY BUILDING USE  
Hotel
- DOLLARS INVESTED  
Undisclosed
- SOURCES OF FINANCING  
Undisclosed
- COMPLETION DATE  
November 2018



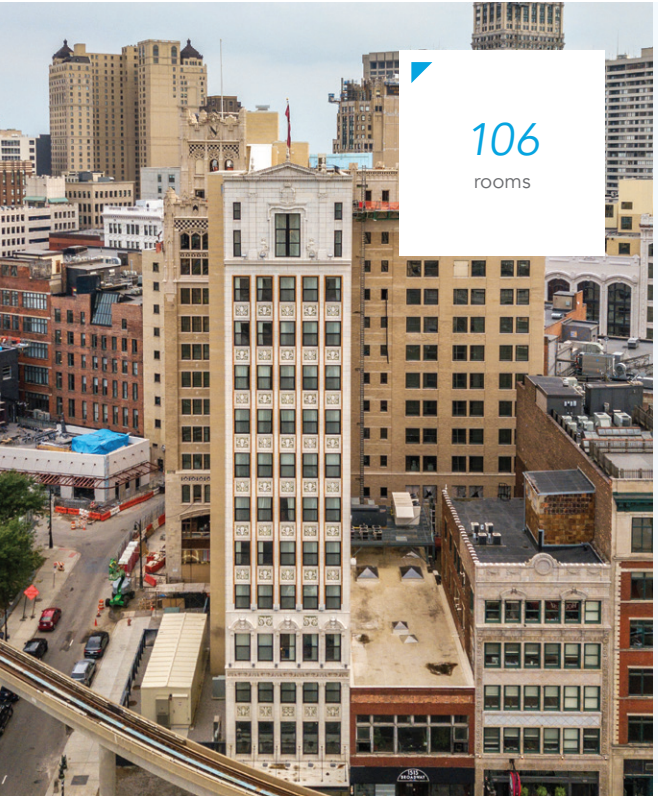
129  
rooms

# SIREN HOTEL

The Siren Hotel is housed in the iconic Wurlitzer building and includes 106 rooms, seven food and beverage venues, two retail boutiques, and a rooftop with panoramic views of the city spread across 55,000-square-feet. The facade of the building features a mural by the celebrated British artist Quentin Jones.

(Source: ASH NYC)

- ADDRESS  
1509 Broadway Street
- DEVELOPER  
ASH NYC
- PRIMARY BUILDING USE  
Hotel
- DOLLARS INVESTED  
\$22.8 million
- SOURCES OF FINANCING  
Undisclosed
- COMPLETION DATE  
March 2018



106  
rooms



# CAPITOL PARK

Redesigning a park  
for a changing city

**T**he story of Detroit can be told through its people and its places. And while the real estate development landscape continues to evolve, public spaces serve as a stable foundation – providing Detroit residents and visitors with unique places for recreation, entertainment and respite.

DDP plays an important role in preserving that purpose of place in Downtown parks and public spaces. DDP's staff are subject matter experts when it comes to public space planning and activation. The organization creates and maintains public spaces that attract praise locally and around the world.

Starting with the rebuilding of Campus Martius Park in 2004, DDP Chief Public Spaces and Planning Officer Robert Gregory has guided the successful growth and development of parks throughout Downtown, creating award-winning spaces while connecting the unique histories of longstanding spaces with innovative new ones.

"Detroit is a city with a strong heritage," says Gregory. "And part of that heritage is the ability to innovate in many different areas.

People may not think of parks and public spaces as a priority area for innovation, but the reality is that the public realm is a big piece of what connects the old to the new."

Capitol Park is an especially interesting opportunity for precisely that kind of connection.

Before it became the vibrant residential and retail district that it is today, Capitol Park was the site of Michigan's first capitol building, a stop on the Underground Railroad, a major transit center, and the burial site of Michigan's first governor, Stevens T. Mason. There was never a doubt the incredibly rich history would inform future designs.

The vision for a revived space attracted early financial support from the Michigan State Housing Development Authority, Lear



■ Rendering of the proposed re-design of Capitol Park.

# 9 DESIGN GUIDING PRINCIPLES

Capitol Park is becoming Downtown’s most dense residential neighborhood. The planning process, community engagement and design all reflect that the residential needs are the top priority.

Stakeholders and the design team worked together to develop the following guiding principles for design, programming and activation of the park:

- 1 Create a unique, distinctive and *intimate public space* in the Downtown park network
- 2 Support the Capitol Park District as Downtown’s *most dense residential neighborhood*
- 3 Facilitate the function of the space *prioritizing the residential community*
- 4 Design a year-round *inclusive space* for all users
- 5 Ensure significant presence of *green, lush and beautiful features* with some hardscape/plaza
- 6 Encourage users to *walk, sit, relax*, meet friends and attend activities and programs
- 7 Scale programming for *residents and Downtown visitors*, but also support Detroit’s design community
- 8 *Enhance and support connections and key views* of district storefronts, Capitol Park architecture and Detroit skyline
- 9 *Reflect the unique history* of the district while also *reflecting the contemporary qualities* of Detroit

➤ In summer 2018, Capitol Park received short-term improvements prior to the proposed re-design of the park.

▼ Capitol Park in 2016.



Corporation and Quicken Loans, in addition to DDP’s investments.

DDP selected a landscape architecture and urban design firm to visualize features that would honor Capitol Park’s heritage as well as the needs of its current and future stakeholders.

Together, DDP and Toronto-based, PUBLIC WORK spent a year listening to input from a wide variety of people invested in the future of the park, including residents, business owners, religious leaders, City of Detroit urban planners and students of the Detroit Institute of Music Education (DIME) – an anchor institution along the park.

“When you look at a park, you don’t always consider the depth of dialogue and debate that went into it,” says Gregory. “Even with DDP’s expertise and that of PUBLIC

WORK, we knew the conversation among others who really care about the park would add layers of perspective and priority that might not otherwise be at the table.”

DDP’s process reflects an approach that is becoming more and more common among Detroit nonprofits – engaging community members continually throughout a process rather than presenting a finished plan right before implementation.

Because DDP is positioned as a convener responsible for reflecting a balanced voice, the pieces were already in place to support thorough discussion and review: a committee of stakeholders meet regularly to access community input, feedback and resources to facilitate multiple events. Not to mention the years of experience in planning, managing and activating public spaces.

The end result is a \$3 million plan featuring a large tree canopy, hedge gardens, water features and a Detroit mosaic terrace – all designed to showcase the park’s historical relevance while inviting current and future park goers to enjoy an innovative public space.

Though the project will require additional fundraising before it can be completed, DDP has already implemented some short-term improvements, including a new lawn and landscaping, jumbrellas, picnic tables, beach chairs and market lights.

The story of Capitol Park may still be evolving, but one thing is certain: DDP will ensure it’s future is representative of the deeply diverse community around it.



# 2014-18

## BEHIND THE PROCESS

DDP approaches each of its public space projects with a process designed to most effectively evaluate the unique features and potential of a space while prioritizing the stakeholders connected to it. The effort is following a comprehensive strategy and will take years to fully execute. Here’s the process behind the Capitol Park redesign:

2014

■ DDP coordinates a meeting of Capitol Park district property owners, business owners, residential property managers, nonprofit organizations and City of Detroit departments. Meetings continue on a quarterly basis.

2015

■ DDP hires Project for Public Spaces to assist with community engagement and short-term placemaking.

■ DDP convenes two community open houses, inviting district residents, DIME students and stakeholders to provide input on temporary park activations and amenities.

■ DDP surveys district property managers and residents to collect public feedback, collected over 300 responses.

2016

■ DDP uses a request for proposal process to select a landscape architecture firm to redesign Capitol Park, ultimately hiring Toronto-based firm, PUBLIC WORK.

■ PUBLIC WORK presents concept design to the Capitol Park Steering Committee over a series of meetings.

2017

■ DDP convenes a district resident roundtable and a public meeting, inviting district residents and the general public to provide feedback on concept design.

■ DDP continues to collect feedback throughout the year.

2018

■ DDP introduces short-term improvements, including a new lawn and landscaping, jumbrellas, picnic tables, beach chairs and market lights.

# PUBLIC INFRASTRUCTURE PROJECTS

## 1 ADAPTIVE MOGO

### LEAD PARTNERS

MoGo, Wheelhouse Detroit and Programs to Educate All Cyclists (PEAC)

### TOTAL/PROJECTED INVESTMENT

\$47,000

Adaptive MoGo is a six-month pilot program that provides cycling options for riders of all abilities with 13 different cycles, including recumbent tricycles, upright cargo tricycles, hand tricycles, tandem bicycles and tricycles. The program accommodates a wide range of rider needs. Adaptive MoGo is provided through a partnership with Wheelhouse Detroit and PEAC. The project is funded by the Ralph C. Wilson, Jr. Foundation and the DALMAC Fund.

## 2 ATWATER BEACH

### LEAD PARTNER

Detroit RiverFront Conservancy (DRFC)

### TOTAL/PROJECTED INVESTMENT

\$2.5 Million

A new public space will be created along the Detroit river east of Cullen Plaza on the Riverwalk, formerly known as Rivard Plaza. The new public space, led by DRFC, will include a beach, garden, food and drink destinations and expanded connectivity with the Detroit Riverwalk. The first phase of the project, building a bridge to span an inlet east of Chene Park, will create an uninterrupted path from Mt. Elliot Park to Chene Park.

## 3 CADILLAC SQUARE RECYCLING KIOSKS PILOT

### LEAD PARTNER

DDP

### TOTAL/PROJECTED INVESTMENT

\$6,000

A recycling pilot program was launched during the summer in Cadillac Square. The aim is to reduce tons of true waste collected in public spaces in order to expand to other public spaces in Downtown Detroit.

## 4 CAPITOL PARK UPDATE

### LEAD PARTNERS

City of Detroit, DDP and Michigan State Housing Development Authority (MSHDA)

### TOTAL/PROJECTED INVESTMENT

\$95,000

DDP, with financial support from MSHDA, completed interim improvements to Capitol Park anticipating a full park renovation in the coming years. New amenities, including seating, umbrellas, market lights, new trees and landscaping, were added to provide a preview of the new improvements anticipated for the park renovation. Additionally, a large new lawn provides a space for leisure and recreation for district residents and visitors.

## 5 CASS BIKE LANES

### LEAD PARTNER

City of Detroit

### TOTAL/PROJECTED INVESTMENT

\$3.5 million

The newly completed protected bike lanes create a safe and convenient north-south corridor for cyclists to travel between Downtown and New Center, with convenient access through the heart of Midtown.

## 6 EAST JEFFERSON AVENUE REDESIGN

### LEAD PARTNER

City of Detroit

### TOTAL/PROJECTED INVESTMENT

\$1 million

Jefferson Avenue from Lakewood to Rivard Streets was reconfigured to improve safety, encourage bicycle and pedestrian traffic and add parking. Changes include adding bicycle lanes with a protective buffer between bikes and the roadway, designating on-street parking, slowing speeds, adding more pedestrian crossings, restriping the road, installing bollards and reducing traffic from three lanes to two lanes each way.

## 7 PERENNIAL GARDEN IN GRAND CIRCUS PARK

### LEAD PARTNERS

BIZ, Grand Circus Park residents and businesses

### TOTAL/PROJECTED INVESTMENT

\$5,000

Residents surrounding Grand Circus Park requested that an herb and perennial garden be incorporated into the spring 2018 landscaping. DDP's BIZ is responsible for the installation and maintenance of the garden and may expand it to other areas of the park in future years.

## 8 DETROIT'S POINT OF ORIGIN

### LEAD PARTNERS

Edsel B. Ford II Fund and DDP

### TOTAL/PROJECTED INVESTMENT

\$125,000

A new plaza was installed to showcase Detroit's point of origin and commemorate the 15th anniversary of Campus Martius Park. The plaza includes a large stone and a plaque highlight the location and significance of the point of origin, marking the point where Detroit's street system originated. In addition, a granite wall was inscribed with the founding members of the Detroit 300 Conservancy, who were tasked with the creation of Campus Martius Park, and a quote from Edsel B. Ford II to pay tribute to his visionary leadership as chairman of the Conservancy.

## 9 SPIRIT PLAZA PILOT

### LEAD PARTNERS

City of Detroit and DDP

### TOTAL/PROJECTED INVESTMENT

\$350,000

The pilot phase of Spirit Plaza has been extended through November 2018. Park improvements include large wood planters, 16 umbrellas, new tables and chairs, and a mural painted by Summer in the City. Spirit Plaza is intended to be Detroit's "civic square"—the city's first-ever public space designed for all citizens to gather and learn about local initiatives, as well as enjoy community, culinary and cultural attractions that highlight Detroit's many voices and unique identity.

## 10 WEST RIVERFRONT PARK

### LEAD PARTNER

DRFC

### TOTAL/PROJECTED INVESTMENT

\$50 million

After a nearly year-long selection process, a plan has been chosen to redevelop the 22-acres of the West Riverfront Park. The plan, which relied heavily on public input, gives the DRFC and its partners a roadmap for the creation of a new public space in one of the final missing pieces along the riverfront from Belle Isle to the Ambassador Bridge.

# PIPELINE DEVELOPMENTS

- 1

**44 MICHIGAN AVENUE**  
44 Michigan Avenue  
**DEVELOPER:** Basco Detroit  
**PRIMARY USE:** Office  
**COMPLETION DATE:** N/A
- 2

**1242 WASHINGTON BOULEVARD**  
1242 Washington Boulevard  
**DEVELOPER:** Karp and Associates  
**PRIMARY USE:** Office  
**COMPLETION DATE:** 2020
- 3

**THE ASHTON DETROIT**  
659 Howard Street  
**DEVELOPER:** Means Group and Brian Holdwick  
**PRIMARY USE:** Residential  
**COMPLETION DATE:** N/A
- 4

**FORMER BREWSTER-DOUGLASS HOUSING PROJECT SITE**  
Corner of Beaubien and Winder Streets  
**DEVELOPER:** Bedrock  
**PRIMARY USE:** Residential  
**COMPLETION DATE:** N/A
- 5

**CHEMICAL BANK HEADQUARTERS**  
2047 Woodward Avenue  
**DEVELOPER:** Chemical Bank  
**PRIMARY USE:** Office  
**COMPLETION DATE:** 2021
- 6

**CROWNE PLAZA 2ND TOWER**  
2 Washington Boulevard  
**DEVELOPER:** Gabriel Ruiz Huerta  
**PRIMARY USE:** Hotel  
**COMPLETION DATE:** 2021
- 7

**DETROIT CREAMERY COMPANY**  
1922 Cass Avenue  
**DEVELOPER:** Olympia Development of Michigan  
**PRIMARY USE:** Office  
**COMPLETION DATE:** 2020
- 8

**FORMER DETROIT POLICE DEPARTMENT HEADQUARTERS**  
1300 Beaubien  
**DEVELOPER:** Bedrock  
**PRIMARY USE:** N/A  
**COMPLETION DATE:** N/A
- 9

**GATEWAY CENTER BUILDING REDEVELOPMENT**  
1101 Washington Boulevard  
**DEVELOPER:** Karp and Associates  
**PRIMARY USE:** Residential  
**COMPLETION DATE:** N/A
- 10

**HAMILTON ANDERSON EXPANSION**  
1435 Randolph Street  
**DEVELOPER:** Rainy Hamilton  
**PRIMARY USE:** Office  
**COMPLETION DATE:** 2020
- 11

**HARMONIE CLUB HOTEL**  
311 East Grand River Avenue  
**DEVELOPER:** Basco Detroit and Patricia Cole  
**PRIMARY USE:** hotel  
**COMPLETION DATE:** 2020
- 12

**HARVARD CENTRE SQUARE**  
1344-1346 Harvard Street  
**DEVELOPER:** Bedrock  
**PRIMARY USE:** Residential  
**COMPLETION DATE:** N/A
- 13

**HASTINGS PLACE**  
1468-1498 Randolph Street  
**DEVELOPERS:** City of Detroit, Downtown Development Authority, and Hiram Jackson  
**PRIMARY USE:** Residential  
**COMPLETION DATE:** 2020
- 14

**THE LELAND**  
400 Bagley Street  
**DEVELOPER:** Michael Higgins  
**PRIMARY USE:** Residential  
**COMPLETION DATE:** 2020
- 15

**LOFTS ON BROADWAY**  
1320-64 Broadway Street  
**DEVELOPER:** Basco Detroit  
**PRIMARY USE:** Residential  
**COMPLETION DATE:** 2019
- 16

**MARQUETTE BUILDING**  
243 West Congress Street  
**DEVELOPER:** To be announced  
**PRIMARY USE:** Office  
**COMPLETION DATE:** N/A
- 17

**FORMER MICHIGAN CENTRAL STATION**  
(not highlighted on map)  
2001 15th Street  
**DEVELOPER:** Ford Motor Company  
**PRIMARY USE:** Office  
**COMPLETION DATE:** 2022
- 17

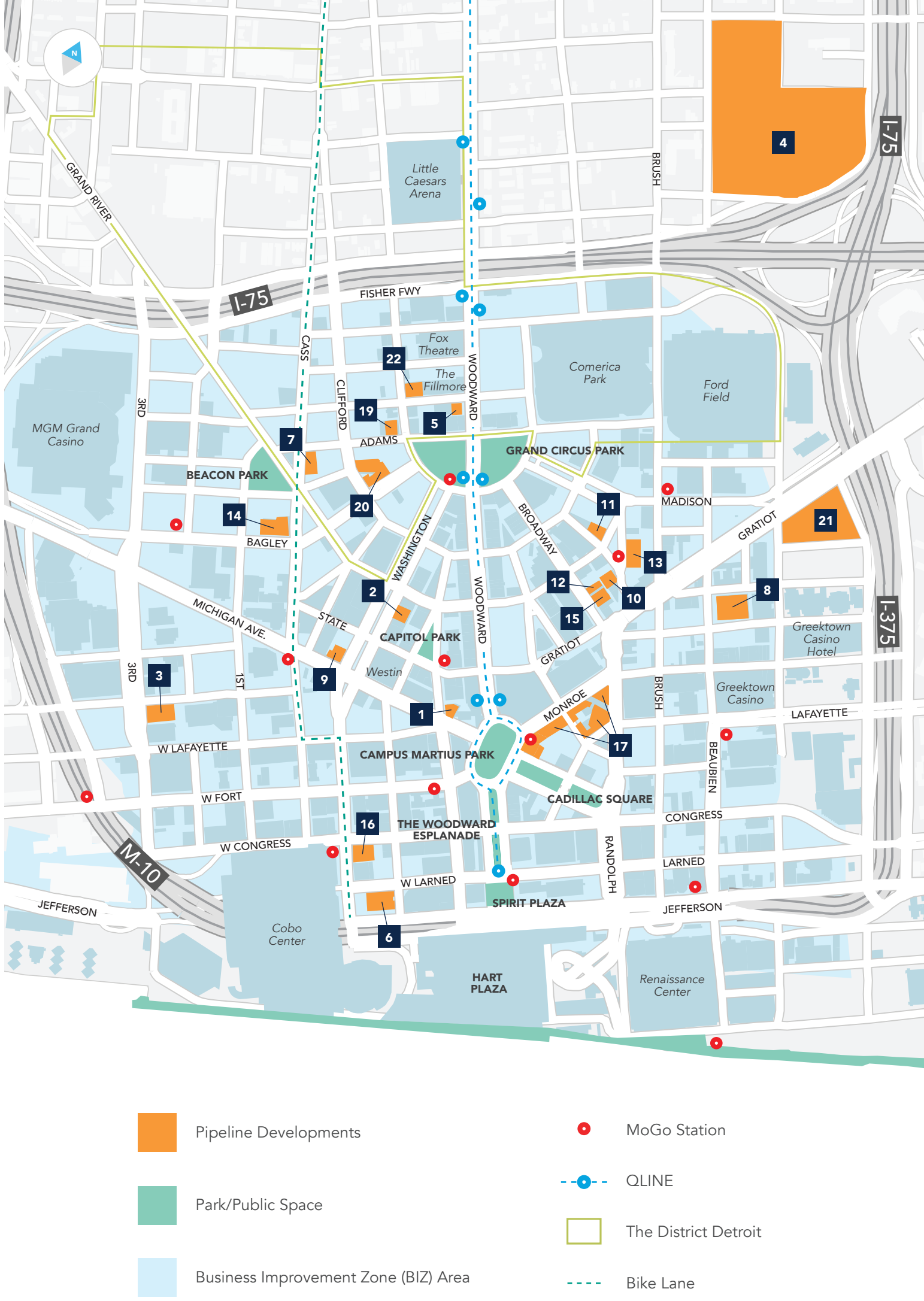
**MONROE BLOCK**  
Monroe and Farmer Street  
**DEVELOPER:** Bedrock  
**PRIMARY USE:** Office and residential  
**COMPLETION DATE:** 2020, 2022
- 19

**PARK AVENUE BUILDING**  
2001 Park Avenue  
**DEVELOPER:** Rino Soave  
**PRIMARY USE:** Residential  
**COMPLETION DATE:** 2020
- 20

**UNITED ARTISTS THEATER BUILDING**  
150 Bagley Street  
**DEVELOPER:** Olympia Development of Michigan  
**PRIMARY USE:** Residential  
**COMPLETION DATE:** 2019
- 21

**WAYNE COUNTY JAIL SITE**  
1400 Saint Antoine  
**DEVELOPER:** Bedrock  
**PRIMARY USE:** Mixed-use  
**COMPLETION DATE:** N/A
- 22

**WOMEN'S CITY CLUB**  
2110 Park Avenue  
**DEVELOPER:** Olympia Development of Michigan  
**PRIMARY USE:** Office  
**COMPLETION DATE:** 2020





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### METHODOLOGY

Methodology DDP staff drew from a variety of sources – including the City, developers, news media and CoStar data – to track Downtown development. This publication includes select developments that are classified as a new building or major renovation (as opposed to an update or rehabilitation) either completed this year or currently under construction.

Most project information was submitted by developers through email surveys. If information was not disclosed or responses were not submitted, DDP staff supplemented with information available from alternate sources including third parties and project websites.  
Note: Some projects may not be included if information was not available and completion dates are subject to change.

