

2017

DOWNTOWN DETROIT DEVELOPMENT UPDATE



DOWNTOWN
DETROIT
PARTNERSHIP

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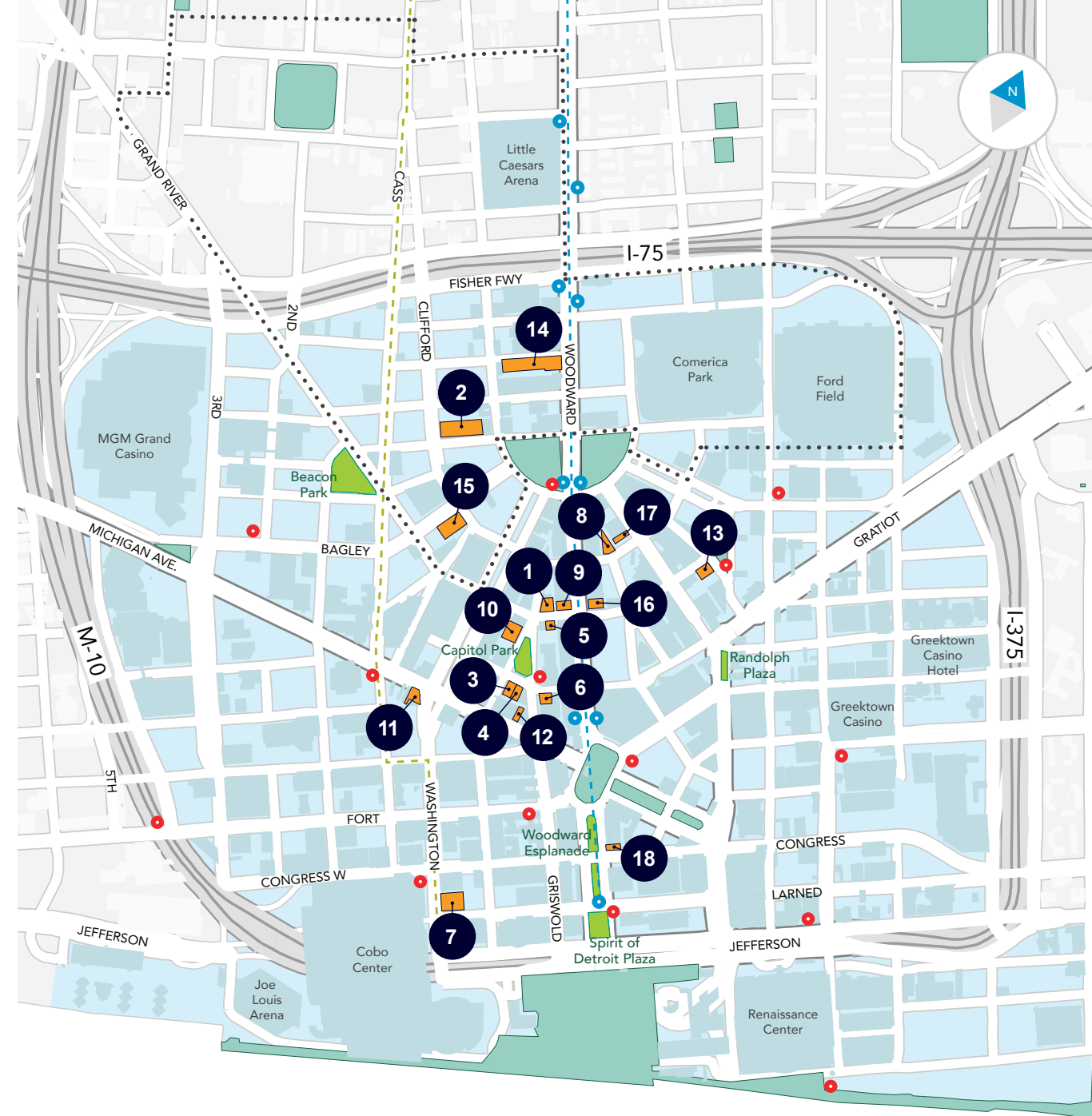
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Development Project:
New Construction and
Major Renovation

BIZ Area

New Investment in Public
Spaces and Infrastructure

Park/Public Space

Bike Lane

MoGo Station

QLINE

The District Detroit

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 under construction and slated to be completed by next year. Most project information was submitted by developers through email surveys. If information was not disclosed or responses were not submitted, DDP staff supplemented with information available from alternate sources including third parties and project websites. Note that some projects may not be included if information was not available or provided.

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Downtown Detroit continues to be an engine behind the city's revitalization.

Building upon the foundation laid and maintained by long-standing, dedicated Detroiters, the pace of development in Downtown is faster than any time in recent memory. The excitement generated by this rebirth has attracted new residents, visitors and investors and supports continued positive momentum.

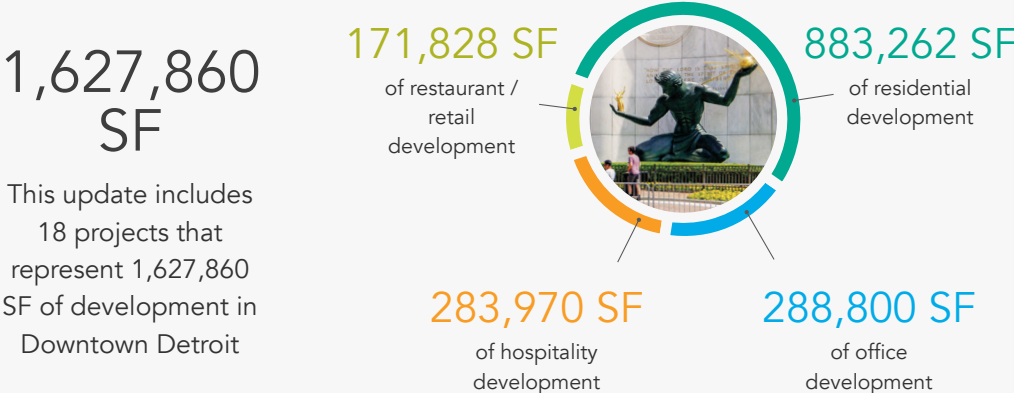
The Downtown Detroit Partnership (DDP) has compiled updates on key development projects in the core Downtown that have been completed in the last year or that are currently under construction. This collection also highlights the array of investment in public infrastructure projects that are either recently completed or on the near horizon. This update is not intended to be an exhaustive list but, rather, a snapshot of recent Downtown development within the Central Business District.

A number of notable public, private and philanthropic partnerships have enabled infrastructure upgrades in Downtown this year, with many involving DDP as the organizational convener or project manager. In May 2017, the **Woodward Esplanade** was unveiled, providing a pedestrian corridor south toward the river from Campus Martius Park. Also in May, the **QLINE** launched as Detroit's first

public street car since the 1950s. Then, in June, the **Spirit of Detroit Plaza** opened as a 90-day experimental public gathering space, expanding pedestrian access from Campus Martius Park to bring an accessible pathway to Hart Plaza and the Riverfront. There have been major developments in parks as well. DTE Energy partnered with DDP to open Downtown Detroit's newest park, **Beacon Park**. DDP is also leading the redesign of **Capitol Park** over the coming year.

While the Downtown Detroit Development Update includes the facts and figures of our Central Business District's recent construction, the lasting and profound impact of it all is hardly found in the numbers. We encourage you to take a look beyond these pages. Explore Downtown's public spaces. Pause to stare up at the changing skyline, and take pride in knowing that we are in an era of tremendous growth.

DOWNTOWN DETROIT DEVELOPMENT OVERVIEW



Over
\$415 million
in projects

11
apartment developments

4
hotels

3
office developments

RESIDENTIAL DEVELOPMENT AND DEMAND

865
new units by next year
(not including the David Stott building)

10,000
unit demand over the next five years

HOTEL DEVELOPMENT

4,482
total existing rooms

446
total new rooms

10%
increase in new hotel rooms

New Hotels:
Detroit Foundation Hotel
The Siren Hotel at the Wurlitzer building
Element Detroit at the Metropolitan building
Shinola Hotel

28GRAND APARTMENTS

📍 28 East Grand River Avenue

DEVELOPER
Bedrock

PRIMARY BUILDING USE
Residential

DOLLARS INVESTED
Undisclosed

SOURCES OF FINANCING
Undisclosed

PROJECTED COMPLETION DATE
September 2017

Downtown Detroit's residential real estate market will have 218 brand new fully-furnished microloft rental residences with the addition of 28Grand, the largest ground-up residential development in the Central Business District since the 1980s. 28Grand will rise thirteen stories at the corner of 28 West Grand River Avenue and Griswold Street. The development is scheduled for completion by the end of 2017. Average unit sizes for the brand new apartment will be 260 square feet, and the building will feature 4,500 square feet of first floor retail space, as well as affordable housing options for qualifying residents.

Sources: Bedrock website, Curbed Detroit, Michigan.gov



BRIGGS HOUZE

📍 114 West Adams Avenue

DEVELOPER
Barbat Holdings

PRIMARY BUILDING USE
Residential

DOLLARS INVESTED
\$13 million

SOURCES OF FINANCING
Fifth Third Bank

DATE COMPLETED
November 2016

Briggs Houze is located on Grand Circus Park, a historical district that spans the corner of Adams and Park Streets in Downtown Detroit. It sits just steps away from the QLINE on Woodward Avenue. The famous landmark, formerly known as the Briggs Hotel, is a handsome building that possesses a classic charm befitting its historical heritage. The building represents the past and present as part of Detroit's restorative movement. Today, Briggs Houze embodies elegance and contemporary charm.

Source: Barbat Holdings

THE BROWN BROTHERS TOBACCO COMPANY BUILDING

📍 119 State Street

DEVELOPER
Lear Corporation

PRIMARY BUILDING USE
Office

DOLLARS INVESTED
\$12 million

SOURCES OF FINANCING
Self-financed

DATE COMPLETED
September 2016

The building, which dates back to 1887 and originally housed Brown Brothers Cigar Company, is home to Lear Corporation's programs and facilities for automotive innovation, a non-automotive new business incubator, a think tank, a creative design studio, a new products and art gallery, Lear executive satellite offices, conference and meeting space and a rooftop terrace. Since opening in September 2016, the facility has hosted more than 200 events and customer meetings, bringing thousands of attendees from around the world to Detroit.

Source: Lear Corporation



CAPITOL PARK LOFTS

📍 1145 Griswold Street

DEVELOPER
Capitol Park Partnership

PRIMARY BUILDING USE
Residential

DOLLARS INVESTED
\$28.3 million

SOURCES OF FINANCING
Federal and State Historic Tax Credits, Legacy Brownfield Michigan Business Tax (MBT) Credits, Michigan Community Revitalization Program (CRP), OPRA Property

DATE COMPLETED
March 2017

This building was formerly known as the Capitol Park building. Shortly after it was first completed in 1912, eight of the building's 11 floors were occupied by a Detroit manufacturer until 1950. It is an example of a speculative office building built in pre-Depression Detroit. Currently, it is a mixed-use historic rehabilitation with 81,036 square feet total, offering 63 luxury loft apartments and 16,322 square feet of commercial space.

Source: Capitol Park Partnership



CLARK LOFTS

📍 35 Grand River Avenue

DEVELOPER
Bedrock

PRIMARY BUILDING USE
Residential

DOLLARS INVESTED
Undisclosed

SOURCES OF FINANCING
Undisclosed

PROJECTED COMPLETION DATE
December 2017

Designed by Brown, Derrick & Preston, the building of the now Clark Lofts was constructed by S.S. Kresge Co. beginning in 1922. The classical frieze relief and neoclassical architecture are recognizable features that endow the building with elegance. The Clark Lofts are located a short distance from Campus Martius Park, Capitol Park and the QLINE streetcar route. Twenty-four residential units occupy the upper floors with office space on the second floor and retail on the ground floor.

Sources: Bedrock website, Crain's Detroit Business, Bedrock

THE DAVID STOTT BUILDING

📍 1150 Griswold Street

DEVELOPER
Bedrock

PRIMARY BUILDING USE
Residential

DOLLARS INVESTED
Undisclosed

SOURCES OF FINANCING
Undisclosed

PROJECTED COMPLETION DATE
Undisclosed

The David Stott building was constructed in the Art Deco style of pre-Depression era architecture. The building is named after the prominent flour pioneer, David Stott, and is within walking distance of Downtown's Capitol Park, Grand Circus Park and Campus Martius Park. Upon restoration, the 38-story landmark will feature residential units, community amenities, commercial tenants, and ground floor retail.

Source: Bedrock website



DETROIT FOUNDATION HOTEL

📍 250 West Larned Street

DEVELOPER
Aparium Hotel Group

PRIMARY BUILDING USE
Hotel

DOLLARS INVESTED
\$34.5 million

SOURCES OF FINANCING
Conventional Mortgage, CDC Historic Tax Credit, Michigan Community Revitalization Program (CRP), Private Equity Investment

DATE COMPLETED
May 2017

Aparium Hotel Group worked with McIntosh Poris Associates to repurpose the former Detroit Fire Department Headquarters and an adjacent building, previously known as the Pontchartrain Wine Cellars, into the Detroit Foundation Hotel. Together, the two historically registered buildings accommodate 100 hotel rooms, office and conference spaces, Detroit-focused retail and a fitness center. The boutique hotel features a ground-level restaurant/lounge and a roof-top banquet space housed in a new addition. The \$34.5 million project embraces a "Detroit State of Mind" to welcome both visitors and locals with an authentic sense of place.

Source: McIntosh Poris Associates

ELEMENT DETROIT AT THE METROPOLITAN BUILDING

📍 33 John R Street

DEVELOPER
The Roxbury Group and Means Group

PRIMARY BUILDING USE
Hotel

DOLLARS INVESTED
\$34 million

SOURCES OF FINANCING
Federal Historic Tax Credits, New Market Tax Credits, Michigan Community Revitalization Program (CRP) plus long-term debt financing by Huntington Bank, Develop Michigan, Inc. and Invest Detroit

PROJECTED COMPLETION DATE
August 2018



The Metropolitan building was designed by Detroit firm Weston and Ellington and completed in 1926. Originally built to house wholesale and retail jewelry businesses, it anchored Detroit's then thriving jewelry district in the Broadway, Woodward and John R area, which included

noted establishments such as Wright Kay, Simmons & Clark and the Meyer Treasure Chest. An early victim of Downtown's long retail decline, the building closed in 1977, making it the longest vacant structure currently in Downtown Detroit. Metropolitan Hotel Partners, a joint venture between The Roxbury Group and Means Group, purchased the building in 2016 and is currently restoring it to its original historic grandeur inside and out. The building will house a 110-room Element Detroit Hotel, a Marriott flagship. Element Detroit is a sister brand to Aloft and features extended-stay accommodations including an on-site food store, full breakfast service and kitchens in all suites.

Source: The Roxbury Group



THE ELLIOTT BUILDING

📍 1401 Woodward Avenue

DEVELOPER
Michael Higgins,
Elliott Building LLC

PRIMARY BUILDING USE
Residential

DOLLARS INVESTED
\$12.5 million

SOURCES OF FINANCING
Capital Impact, Invest Detroit, Insite Capital,
Historic Tax Credits

PROJECTED COMPLETION DATE
October 2017

The Elliott building, in the heart of Downtown Detroit, was constructed on the northwest corner of Grand River Avenue and Woodward Avenue in 1894. It was the first home of the S.S. Kresge Five and Dime Store and is currently being restored to its former glory. This apartment building will offer 23 one- and two-bedroom luxury apartments, including bi-level penthouse units. Amenities include electronic building and unit entry, high ceilings, in-unit washers and dryers, granite countertops, stainless steel appliances, bike racks and storage lockers, with some units including balconies.

Source: Michael Higgins

THE FARWELL BUILDING

📍 249 Griswold Street

DEVELOPER
Capitol Park Partnership

PRIMARY BUILDING USE
Residential

DOLLARS INVESTED
\$39.1 million

SOURCES OF FINANCING
Federal and State Historic Tax Credits,
Legacy Brownfield Michigan Business
Tax (MBT) Credits, OPRA Property Tax
Abatement, Conventional Mortgage

PROJECTED COMPLETION DATE
July 2018

Designed by Harrie W. Bonnah, this steel-framed building originally opened in 1915. The interior was highlighted by architectural iron and bronze work, a Tiffany mosaic ceiling and Skyros veined marble walls in the main vestibule, although only remnants of these materials remain today. It will be a mixed-use historic rehabilitation with 110,948 total square feet, including 82 luxury loft apartments and 25,582 square feet of commercial space.

Source: Capitol Park Partnership



THE GRISWOLD

📍 1117 Griswold Street

DEVELOPER
The Roxbury Group

PRIMARY BUILDING USE
Residential

DOLLARS INVESTED
\$24 million

SOURCES OF FINANCING
HUD 221D4 Loan, Legacy Brownfield
Michigan Business Tax (MBT) Credits and
Michigan Community Revitalization Program
(CRP)

DATE COMPLETED
February 2017

Located in Detroit's Capitol Park District, and immediately adjacent to the historic Book-Cadillac Hotel, The Griswold is a dramatic mixed-use development which was completed in 2017. The project's first phase finished in 2008 and included 10,000 square feet of retail frontage on Griswold Street and Michigan Avenue, and a 10-story, 545-space parking structure. Phase II of the project included 80 residential apartment units on floors 11 through 15. The Griswold's residences offer unobstructed views of the city in all directions, floor-to-ceiling windows, open floor plans and polished concrete floors. Upon its completion, The Griswold was the first new-construction housing added to the Central Business District in 25 years.

Source: The Roxbury Group

GABRIEL HOUZE

📍 305 Michigan Avenue

DEVELOPER
Barbat Holdings

PRIMARY BUILDING USE
Residential

DOLLARS INVESTED
\$17 million

SOURCES OF FINANCING
Undisclosed

PROJECTED COMPLETION DATE
August 2018

Sitting ten stories high and boasting 95,000 square feet at the epicenter of one of the fastest growing cities in the country, the original building was headquarters to the Archdiocese of Detroit from the 1950s to 2014. Its extensive window line offers tremendous views of Detroit and Windsor skylines, as well as the Detroit River. Renovations are expected to be complete by the end of the summer in 2018.

Source: Barbat Holdings



THE HEMMETER BUILDING

📍 230 Grand River Avenue

DEVELOPER
Lear Corporation

PRIMARY BUILDING USE
Office

DOLLARS INVESTED
\$13 million

SOURCES OF FINANCING
Self-financed

DATE COMPLETED
September 2017

In 2015, Lear Corporation purchased the historic Hemmeter building, originally constructed in 1911 and located at the southeast corner of Center and East Grand River in Paradise Valley (Harmonie Park). In late 2016, a complete renovation of this 7-story, 56,000 square feet high-rise began. It includes a total replacement of all building systems and infrastructure, elevator, and windows; restoration of the interior and exterior façade and roof; and the addition of a large rooftop garden deck. Construction concludes this September 2017. The facility will house 3-4 floors of Lear administrative business functions, 3 floors of office tenants. A 30-year Detroit retail business and a new restaurant concept still under development will be featured.

Source: The Lear Corporation



LITTLE CAESARS GLOBAL RESOURCE CENTER

📍 2125 Woodward Avenue

DEVELOPER
Olympia Development

PRIMARY BUILDING USE
Office

DOLLARS INVESTED
\$150 million

SOURCES OF FINANCING
Undisclosed

PROJECTED COMPLETION DATE
Fall 2018

Little Caesars Global Resource Center will be a 9-story corporate headquarters, located in the heart of Olympia Development's District Detroit nearby the new Little Caesars Arena and next to the Fox Theatre. Fourteen foot-tall windows shaped like pizza slices salute the company's renowned pizza business. The building was designed by SmithGroupJJR and will house 700 employees and feature street level retail space. Olympia Development's current administrative offices in the Fox Theatre building will be connected to the new building via a pedestrian bridge over Columbia Street.

Sources: The Detroit News, Crain's Detroit Business

PHILIP HOUZE

📍 415 Clifford Street

DEVELOPER
Barbat Holdings

PRIMARY BUILDING USE
Residential

DOLLARS INVESTED
\$15 million

SOURCES OF FINANCING
Undisclosed

PROJECTED COMPLETION DATE
August 2018

The Philip Houze apartments are located in the heart of Detroit's Central Business District. With 100 renovated apartment units, Philip Houze stands adjacent to Grand Circus Park and the burgeoning Washington Boulevard corridor. Renovations are expected to be completed in 2018.

Source: Barbat Holdings



SHINOLA HOTEL

📍 1400-1424 Woodward Avenue

DEVELOPER
Bedrock and Shinola

PRIMARY BUILDING USE
Hotel

DOLLARS INVESTED
Undisclosed

SOURCES OF FINANCING
Undisclosed

PROJECTED COMPLETION DATE
October 2018

Featuring Detroit-inspired design from Gachot Studios and Kraemer Design Group, plus an innovative food and beverage program from New York-based NoHo Hospitality Group, the Shinola Hotel will combine the best of two Detroit-based companies – Shinola's high-quality American-built craftsmanship and Bedrock's development and urban revitalization expertise – to provide a unique experience.

Sources: Bedrock, Crain's Detroit Business





THE SIREN HOTEL AT THE WURLITZER BUILDING

📍 1509 Broadway Street

DEVELOPER
ASH NYC

PRIMARY BUILDING USE
Hotel

DOLLARS INVESTED
\$22.8 million

SOURCES OF FINANCING
Undisclosed

PROJECTED COMPLETION DATE
November 2017

The Siren Hotel is housed in the iconic Wurlitzer building and has been reimagined to include 106 rooms, seven food and beverage spaces, 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. Food and beverage venues will include: an 8-seat tasting counter by James Beard award nominee Garrett Lipar called Albena; a bar by Dorothy Elizabeth of Detroit craft cocktail bar the Standby; and a cafe by Populace Coffee. Sebastian Jackson of The Social Grooming Company will open a barber shop and Pot & Box will open a flower shop with both adjacent to the lobby.

The hotel's design is influenced by the old world hotels that were traditionally found in Detroit, and it has been re-interpreted in a contemporary way. The name, The Siren, is inspired by the Greek mythological creature and acts as a metaphor calling people back to the city of Detroit.

Source: ASH NYC

THE VINTON BUILDING

📍 600 Woodward Avenue

DEVELOPER
Bedrock

PRIMARY BUILDING USE
Residential

DOLLARS INVESTED
Undisclosed

SOURCES OF FINANCING
Undisclosed

PROJECTED COMPLETION DATE
Undisclosed

The Vinton building, designed by Albert Kahn and built in 1917, is a neoclassical icon along Woodward Avenue's southern corridor. The 12-story building has an underground parking structure and is being renovated into luxury apartments with lower floor retail. It is a short walk from both Hart Plaza and Campus Martius Park and is located on the QLINE streetcar route.

Source: Bedrock website



INVESTMENTS IN PUBLIC INFRASTRUCTURE

Beacon Park

LEAD PARTNERS: DTE Energy and DDP
TOTAL/PROJECTED INVESTMENT: Undisclosed
DESCRIPTION: The new park, located at Grand River Ave. and Cass Ave., is 1.2 acres and features a LEED-certified restaurant and open lawn space for multi-purpose and year-round programming.

Capitol Park Renovation

LEAD PARTNERS: DDP
PARTNERS: Multiple
TOTAL/PROJECTED INVESTMENT: \$2.9M
DESCRIPTION: The project entails a complete redesign of the existing park following a community-driven design process.

Citywide LED Streetlight Installation

LEAD PARTNERS: Detroit Public Lighting Authority
TOTAL/PROJECTED INVESTMENT: \$185M
DESCRIPTION: The streetlights throughout Downtown and citywide were updated to new LED technology, improving lighting conditions and reducing CO2 emissions. The conversion is estimated to save \$2.9 million a year. Source: 2016 PLA Annual Report.

Dequindre Cut Freightyard Outdoor Marketplace

LEAD PARTNERS: Detroit RiverFront Conservancy (DRFC)
TOTAL/PROJECTED INVESTMENT: \$285,000
DESCRIPTION: The marketplace will showcase Detroit entrepreneurs and vendors on the Dequindre Cut. It will draw customers from Eastern Market and serve as a destination for residents and visitors alike.

Jefferson Streetscape Improvements

LEAD PARTNERS: Planning and Development Department (PDD); Detroit RiverFront Conservancy (DRFC); DPW
TOTAL/PROJECTED INVESTMENT: \$1M
DESCRIPTION: The project includes bike lane striping and protective bollards, signal timing, new crosswalks, dedicated turn lanes and dedicated on-street parking.

M-1 RAIL / QLINE

LEAD PARTNERS: M-1 RAIL;
Multiple
TOTAL/PROJECTED INVESTMENT: \$225M
DESCRIPTION: Launched in May of this year, the new 6.6-mile circulating streetcar loop serves 12 locations on Woodward Ave. from Campus Martius Park to the North End.



*All of the above information was provided by a lead partner unless otherwise noted.

MoGo

LEAD PARTNERS: MoGo Detroit Bike Share; DDP; City of Detroit; Henry Ford Health System; Health Alliance Plan; Shift Transit
TOTAL/PROJECTED INVESTMENT: \$4.2M raised for capital and operations
DESCRIPTION: With 430 bikes at 43 stations located in 10 Detroit neighborhoods, MoGo is designed for short, quick trips under 30 minutes. The system offers \$5 annual passes to individuals who receive state benefits.



New Bike Lanes on Cass Avenue

LEAD PARTNERS: City of Detroit
TOTAL/PROJECTED INVESTMENT: \$3.5 M
DESCRIPTION: The project created new protected bike lanes within Cass Ave. for the right of way from Lafayette to Grand Blvd.

New Permanent Trash Receptacles

LEAD PARTNERS: DDP's Downtown Business Improvement Zone and City of Detroit
TOTAL/PROJECTED INVESTMENT: \$153,000
DESCRIPTION: Throughout Downtown, 220 new high-quality, permanent trash receptacles will replace the impermanent plastic DDP cans and will be branded with aluminum signage. They will be located throughout the BIZ.

Randolph Plaza

LEAD PARTNERS: MDOT; City of Detroit; DDP
TOTAL/PROJECTED INVESTMENT: \$50,000
DESCRIPTION: Located at Gratiot Ave. and Randolph St., the new Downtown public space is intended to simplify a complex intersection and improve pedestrian crossings. A new sidewalk will be added in Spring 2018 to include cafe-style seating and landscaping.

Spirit of Detroit Plaza Pilot

LEAD PARTNERS: City of Detroit and DDP
TOTAL/PROJECTED INVESTMENT: \$235,000
DESCRIPTION: The new civic space is a 90-day pilot on Woodward Ave. in front of the Spirit of Detroit statue and is intended to address traffic challenges and provide a space for civic engagement outside of City Hall.



Woodward Esplanade

LEAD PARTNERS: DDP and Rock Ventures
TOTAL/PROJECTED INVESTMENT: \$540,000
DESCRIPTION: The Woodward Ave. medians south of Campus Martius Park were redesigned in Spring 2017 to improve pedestrian access to the QLINE and the Riverfront. The esplanade features interactive swings, rotating public art installations, and sidewalk tables and chairs.



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