

DOWNTOWN DEVELOPMENT UPDATE



DOWNTOWN
DETROIT
PARTNERSHIP



DENSITY

Residential

6,000 - residents today
3,500 - capacity for new apartments
Target: 10,000 apartments by 2020

Retail

275 - retail establishments today
400,000sf - capacity for new retail
Target: 400 retail establishments by 2020

Office

85,000 - employees today
Target: 100,000 employees by 2020



CONNECTIVITY

Connect Downtown neighborhoods with an environment that is:

Walkable

- Solid design principles that reinforce historic streets
- Engaging storefronts with windows that are lit at night
- Interesting ground floor activities
- Functional sidewalks and crossings

Bikeable

- Bicycle infrastructure network
- Bikeshare

Transit accessible

- Street car
- Bus
- People Mover



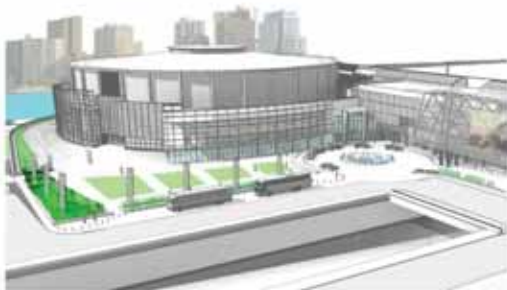
COMPLETE
+
INCLUSIVE

Encourage **complete and inclusive** Downtown neighborhoods and amenities that appeal to diverse populations.





Cobo Hall Streetscape RIVERFRONT DISTRICT



Developer	Detroit DDA
Location	1 Washington Blvd
Scope	Infrastructure/Public Space
Asset Class	N/A
Size	N/A
Cost	\$3.5 million
Completion	June 2015

Riverfront Towers RIVERFRONT DISTRICT



Developer	The Hayman Co
Location	100/200 Riverfront Dr
Scope	Renovation
Asset Class	Residential
Size	N/A
Cost	\$5 million
Completion	July 2014



Detroit Marriott Renovation RIVERFRONT DISTRICT



Developer	Detroit Marriott at the Renaissance Center
Location	400 Renaissance Dr
Scope	Renovation/Addition
Asset Class	Hotel
Size	100,000 SF
Cost	\$30 million
Completion	December 2014



Renaissance City Apartments

RIVERFRONT DISTRICT



Developer	Village Green
Location	555 Brush Street
Scope	Renovation/Addition
Asset Class	Residential
Size	375,000 SF
Cost	N/A
Completion	Spring 2015

I-375 Alternative Study

MULTIPLE DISTRICTS



Developer	Detroit DDA
Location	I-375
Scope	Feasibility Study
Asset Class	Infrastructure/Public Space
Size	N/A
Cost	N/A
Completion	September 2014



Orleans Landing RIVERTOWN DISTRICT



Developer	McCormack Baron Salazar
Location	Franklin & Orleans Streets
Scope	New Construction
Asset Class	Residential, Retail
Size	278 apartments 10,000 SF retail
Cost	\$61 million
Completion	December 2016



Cornice and Slate Building GREEKTOWN DISTRICT



Developer	Blue Cross Blue Shield of Michigan
Location	733 St. Antoine
Scope	Historic Redevelopment
Asset Class	Mixed Use
Size	22,000 SF
Cost	\$3 million
Completion	October 2014



One Kennedy Square CAMPUS MARTIUS DISTRICT



Developer	REDICO
Location	777 Woodward Ave
Scope	New Retail Tenants
Asset Class	Mixed Use-Office/ Retail
Size	250,000 SF Office 14,500 SF Retail
Cost	—
Completion	Spring 2014



1001 Woodward CAMPUS MARTIUS DISTRICT



Developer	Rock Ventures/Bedrock Real Estate Services
Location	1001 Woodward Ave
Scope	Redevelopment
Asset Class	Mixed Use- Parking/Office
Size	503,417 SF
Cost	N/A
Completion	Winter 2014



Detroit Media Partnership FINANCIAL DISTRICT



Developer	Rock Ventures/Bedrock Real Estate Services
Location	615 W Lafayette
Scope	Redevelopment
Asset Class	Mixed Use-Parking/Office
Size	655,346 SF
Cost	N/A
Completion	TBD



Rock Ventures, Bedrock Real Estate Services

Anytime Fitness at Security Trust Lofts FINANCIAL DISTRICT



Developer	Joseph Kallabat
Location	735 Griswold
Scope	Historic Redevelopment
Asset Class	Mixed Use
Size	35,000 SF
Cost	~\$2.8 million
Completion	Winter 2014



Joseph Kallabat Holdings, LLC

Federal Reserve FINANCIAL DISTRICT



Developer	Rock Ventures/Bedrock Real Estate Services
Location	160 W. Fort
Scope	Redevelopment
Asset Class	Office
Size	148,364 SF
Cost	N/A
Completion	Fall 2013



Rock Ventures, Bedrock Real Estate Services

Grand Army of the Republic Building GRAND RIVER DISTRICT



Developer	Mindfield
Location	1942 Grand River Rd
Scope	Historic Redevelopment
Asset Class	Mixed Use
Size	9,000 SF Retail 16,000 SF Office 25,000 SF Total
Cost	\$3.5 million
Completion	Late 2014



Rock Ventures, Bedrock Real Estate Services

Navitas House

GRAND RIVER DISTRICT



Developer	DTE Energy
Location	601 Bagley Ave.
Scope	Historic Redevelopment
Asset Class	Office
Size	32,000 SF
Cost	—
Completion	December 2014

Grand River Public Space

GRAND RIVER DISTRICT



Developer	DTE Energy
Location	1961 Grand River Ave
Scope	New construction
Asset Class	Infrastructure/Public Space
Size	69,000 SF
Cost	—
Completion	Summer 2015

Detroit Institute of Music Education

WEST DISTRICT



Developer	Rock Ventures/Bedrock Real Estate Services
Location	1265 Griswold
Scope	Historic Renovation/Addition
Asset Class	Office
Size	37,000 SF
Cost	N/A
Completion	August 2014



Rock Ventures, Bedrock Real Estate Services

The Albert

WEST DISTRICT



Developer	Broder & Sachse
Location	1214 Griswold
Scope	Historic Redevelopment
Asset Class	Mixed Use- Residential
Size	127 apartments 14,000 SF Retail 168,500 SF
Cost	\$16 million
Completion	October 2014



Broder & Sachse Real Estate Services, Inc.

David Whitney Building WEST DISTRICT



Developer	Roxbury Group
Location	1 Park Avenue
Scope	Historic Redevelopment
Asset Class	Mixed Use
Size	250,000 SF
Cost	\$97.4 million
Completion	Fall 2014

The Griswold WEST DISTRICT



Developer	Roxbury Group
Location	1117 Griswold St.
Scope	New Construction
Asset Class	Mixed Use
Size	93,460 SF
Cost	\$22.8 million
Completion	Spring 2016

Capitol Park Partners Developments

WEST DISTRICT



ABOVE: Detroit Savings Bank



Developer	Capital Park Partners
Location	Detroit Savings Bank (1212 Griswold) Capitol Park Lofts (1145 Griswold) Farwell Lofts (1249 Griswold)
Scope	Historic Redevelopment
Asset Class	Mixed Use
Size	202 Apartments 84,000 SF Commercial
Cost	\$87.7 million
Completion	Late 2014 through late 2016

Detroit City Apartments

WEST DISTRICT



Developer	Village Green
Location	1431 Washington Blvd
Scope	Renovation/Addition
Asset Class	Residential
Size	N/A
Cost	N/A
Completion	N/A

Lofts of Merchants Row Expansion LOWER WOODWARD DISTRICT



Developer	Schostak Brothers & Company Inc.
Location	1413 Woodward Avenue
Scope	Historic Redevelopment
Asset Class	Mixed Use
Size	54,000 SF 42 loft apartment units + 5,000 SF of retail
Cost	\$ 8 million
Completion	August 2015



Schostak Brothers & Company Inc.
1413 Woodward Avenue

1500 Woodward Block LOWER WOODWARD DISTRICT



Developer	Rock Ventures/Bedrock Real Estate Services
Location	1500, 1520, 1528, 1550 Woodward
Scope	Redevelopment
Asset Class	Mixed Use-Office/Retail
Size	149,360 Total SF
Cost	N/A
Completion	1500 - Summer 2014 1520 - Fall 2013 1528 - Fall 2013 1550 - TBD



Rock Ventures, Bedrock Real Estate Services

Z Deck

LOWER WOODWARD DISTRICT



Developer	Rock Ventures/Bedrock Real Estate Services
Location	1234 Library
Scope	New Construction
Asset Class	Mixed Use-Parking/Retail
Size	538,999 SF
Cost	N/A
Completion	Early 2014



Cary Building Lofts

LOWER WOODWARD DISTRICT



Developer	Rock Ventures, Bedrock Real Estate Services
Location	1301 Broadway
Scope	Redevelopment
Asset Class	Mixed Use-Retail/Office
Size	15,630 SF
Cost	N/A
Completion	TBD



Statler City Apartments

ENTERTAINMENT DISTRICT



Developer	Village Green
Location	1539 Washington Blvd
Scope	New Construction
Asset Class	Mixed Use- Residential
Size	~200,000 SF
Cost	\$35-40 million
Completion	2016



Detroit Athletic Club Experience

ENTERTAINMENT DISTRICT

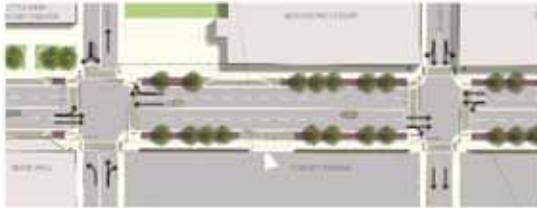


Developer	Detroit Athletic Club
Location	241 Madison Ave
Scope	New Construction, Historic Redevelopment, Infrastructure/Public Space
Asset Class	Mixed Use
Size	60,300 SF
Cost	\$20 million
Completion	2015



Madison Ave Streetscape, Phase 1

ENTERTAINMENT DISTRICT

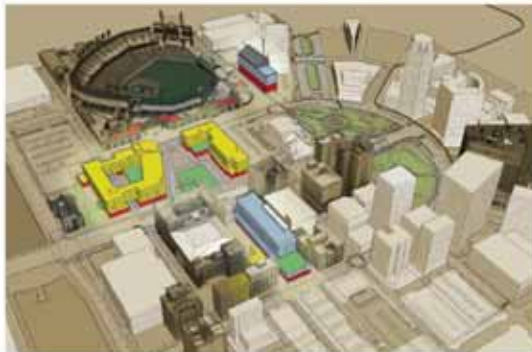


Developer	Detroit DDA
Location	Madison Ave between Randolph and St. Antoine
Scope	Infrastructure/Public Space
Asset Class	N/A
Size	N/A
Cost	\$2.5 million
Completion	May 2015



Olympia Sports and Entertainment District

ENTERTAINMENT DISTRICT



Developer	Olympia Development
Location	Multiple Locations
Scope	New Construction Infrastructure/Public Space
Asset Class	Mixed Use- Commercial, Residential, Arena
Size	650,000 SF Arena 250 Acre District
Cost	\$650 million
Completion	Late 2016

