DEVELOPMENT IN GRAND RAPIDS
DEVELOPMENT PROJECT UPDATE | 2.23.19
Since 2001, roughly $4 Billion of construction value has been invested in the City of Grand Rapids.
5,216 new residential units have been added to the City of Grand Rapids housing stock since 2011.
1,561 Low Income Housing Tax Credit (LIHTC) units have been added to the City of Grand Rapids housing stock since 2011.
Terms are used underneath the address of each site to identify project progress.

- “Completed” = Done
- “Under Construction” = Being Built
- “Planned” = Final Project Approvals Underway
- “Proposed” = Pending Final Determination to Proceed
DOWNTOWN / HEARTSIDE
234 MARKET SW
COMPLETED

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial:</td>
<td>28,000 s.f.</td>
</tr>
<tr>
<td>Residential Units:</td>
<td>234 Market Rate</td>
</tr>
<tr>
<td>Investment:</td>
<td>$56.5 Million</td>
</tr>
<tr>
<td>Maplegrove Property Management LLC</td>
<td></td>
</tr>
</tbody>
</table>
**50 MONROE NW: AC HOTEL BY MARRIOTT**

UNDER CONSTRUCTION

<table>
<thead>
<tr>
<th>Building I</th>
<th>Building II</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Hotel:</strong></td>
<td><strong>Office:</strong></td>
</tr>
<tr>
<td>120-130 Rooms</td>
<td>76,580 s.f.</td>
</tr>
<tr>
<td><strong>Restaurant:</strong></td>
<td><strong>Commercial:</strong></td>
</tr>
<tr>
<td>2,880 s.f.</td>
<td>11,350 s.f.</td>
</tr>
<tr>
<td><strong>Investment:</strong></td>
<td></td>
</tr>
<tr>
<td>$42 Million</td>
<td></td>
</tr>
</tbody>
</table>

CWD Real Estate
150 OTTAWA NW: WARNER TOWER/HYATT PLACE
UNDER CONSTRUCTION
**IONIA SW: STUDIO PARK**
UNDER CONSTRUCTION

<table>
<thead>
<tr>
<th>Feature</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Movie Theater</td>
<td>9 Screens</td>
</tr>
<tr>
<td>Office</td>
<td>90 - 105,000 s.f.</td>
</tr>
<tr>
<td>Commercial</td>
<td>40,000 s.f.</td>
</tr>
<tr>
<td>Residential Units</td>
<td>98 Market Rate</td>
</tr>
<tr>
<td>Investment</td>
<td>$140 Million</td>
</tr>
<tr>
<td>Jack Loeks Theatre Enterprise &amp; 616 Dev't</td>
<td></td>
</tr>
</tbody>
</table>
10 IONIA NW: HINMAN BUILDING
PROPOSED

Commercial: 1,500 s.f.
Hotel: 146 Rooms
Investment: TBD

The Hinman Company
625 BRIDGE NW: MEIJER MIXED-USED

COMPLETED

Grocery Store: 40,000 s.f.
Commercial: 16,380 s.f.
Residential Units: 116 Market Rate
Investment: $70 Million
Rockford Construction
<table>
<thead>
<tr>
<th><strong>Commercial:</strong></th>
<th>2,500 s.f.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Residential Units:</strong></td>
<td>8 Market Rate</td>
</tr>
<tr>
<td></td>
<td>28 Affordable</td>
</tr>
<tr>
<td><strong>Investment:</strong></td>
<td>$7.4 Million</td>
</tr>
<tr>
<td><strong>Third Coast Development &amp; PK Dev't</strong></td>
<td></td>
</tr>
</tbody>
</table>

**754 LEONARD NW: LEO & AL COMPLETED**
449 BRIDGE NW: NORTH DEVELOPMENT
UNDER CONSTRUCTION

Restaurant: 10,000 s.f.
Residential Units: 44 Market Rate
Investment: $9.8 Million
449 Bridge Street Development LLC
420 STOCKING: STOCKBRIDGE APARTMENTS
UNDER CONSTRUCTION

Commercial: 11,000 s.f.
Residential Units:
- 13 Market Rate
- 51 Affordable
Investment: $18 Million
ICCF and Rockford Construction
1138 PINE NW: PINE AVENUE TOWNHOMES
UNDER CONSTRUCTION

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Units:</td>
<td>50 - 75 Affordable</td>
</tr>
<tr>
<td>Investment:</td>
<td>$10 Million</td>
</tr>
<tr>
<td>Dwelling Place</td>
<td></td>
</tr>
</tbody>
</table>
BAYBERRY POINTE APARTMENTS PHASE 6
UNDER CONSTRUCTION

Residential Units: 28 Market Rate
Investment: $2 Million
Bayberry Apartments LLC
1400 ALPINE NW: HARRISON PARK
UNDER CONSTRUCTION

Commercial: 2,000 s.f.
Residential Units: 48 Affordable
Investment: $10 Million
Dwelling Place
745 STOCKING NW: SEVEN45 STOCKING
PLANNED

Residential Units: 49 Affordable
1 Market Rate

Investment: $10.4 Million

The Woda Group Inc.
**739 4\textsuperscript{TH} NW: MIXED-USE DEVELOPMENT PLANNED**

<table>
<thead>
<tr>
<th>Office:</th>
<th>1,000 s.f.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Units:</td>
<td>13 Market Rate</td>
</tr>
<tr>
<td>Investment:</td>
<td>TBD</td>
</tr>
</tbody>
</table>

739 Fourth Street, LLC
613 FAIRVIEW NE: BELKNAP BLUFFS
COMPLETED

<table>
<thead>
<tr>
<th>Residential Units:</th>
<th>40 Market Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Investment:</td>
<td>$11.5 Million</td>
</tr>
<tr>
<td>CopperRock Construction</td>
<td></td>
</tr>
</tbody>
</table>
500 BLOCK LAFAYETTE NE: GVSU FINKELSTEIN HALL

COMPLETED

Institutional Use
Investment: $46.5 Million
Grand Valley State University
710 MONROE NW: EMBASSY SUITES
UNDER CONSTRUCTION

Hotel: 244 Rooms
Investment: $59 Million
Suburban Inns
601 BOND NW: BOND APARTMENTS
UNDER CONSTRUCTION

<table>
<thead>
<tr>
<th>Residential Units:</th>
<th>40 Market Rate</th>
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</thead>
<tbody>
<tr>
<td>Investment:</td>
<td>$41.4 Million</td>
</tr>
<tr>
<td>Pioneer Construction</td>
<td></td>
</tr>
</tbody>
</table>
608-644 COIT NE: COIT SQUARE
PLANNED

- **Residential Units:** 50 Market Rate
- **Investment:** $10 Million
- **RJM Properties**
540 & 546 LAFAYETTE NE: BELKNAP HOUSING PROJECT
PROPOSED

Residential Units: 15 Market Rate
35 Affordable

Investment: TBD

Belknap Place LDHA LP
NORTHEAST SIDE
3100 KNAPP: KNAPP’S CORNER FLATS
UNDER CONSTRUCTION

<table>
<thead>
<tr>
<th>Residential Units:</th>
<th>202 Market Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Investment:</td>
<td>$25 Million</td>
</tr>
<tr>
<td>American Kendall Properties, LLC</td>
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</tbody>
</table>
2248 BRIAR HILLS NE: ASPEN LAKES
UNDER CONSTRUCTION

Residential Units: 105 Market Rate
Investment: $17 Million
Knapp Corner Group
<table>
<thead>
<tr>
<th>Residential Units:</th>
<th>14 Market Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Investment:</td>
<td>TBD</td>
</tr>
<tr>
<td>111 Halo, LLC</td>
<td></td>
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</tbody>
</table>

445 KNAPP NE
UNDER CONSTRUCTION
### 2233 MICHIGAN: MICHIGAN MEADOWS
**UNDER CONSTRUCTION**

<table>
<thead>
<tr>
<th>Residential Units:</th>
<th>88 Market Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Investment:</td>
<td>$18 Million</td>
</tr>
<tr>
<td>Michigan Meadows, LLC</td>
<td></td>
</tr>
</tbody>
</table>
1300 3 MILE NE: VILLAGE @ 1300
UNDER CONSTRUCTION

Residential Units: 56
Market Rate
Investment: $8.7 Million
Village at Thirteen Hundred, LLC
815 MALTA NE: EASTERN ELEMENTARY
PLANNED

Residential Units: 50 Affordable
Investment: $13 Million
Inner City Christian Federation
3000 MONROE NW: GRAND RAPIDS HOME FOR VETERANS

PLANNED

Residential Units: 60 Veteran Units
Investment: $50 Million
Grand Rapids Home for Veterans
MIDTOWN
1003 MICHIGAN NE: DIAMOND PLACE

COMPLETED

Commercial: 24,000 s.f.
Residential Units: 65 Market Rate
100 Affordable
Investment: $42 Million
Third Coast & PK Development
Residential Units: 87 Market Rate
Investment: $13 Million
Orion Construction

50 COLLEGE SE: HERITAGE PLACE
UNDER CONSTRUCTION
11 FULLER: MIXED-USE OFFICE & RESIDENTIAL UNDER CONSTRUCTION

Residential Units: 14 Market Rate
Office: 3,550 s.f.
Investment: $1.5 Million
Cherry St Capital
SOUTHWEST
1700 CLYDE PARK SW: CLYDE PARK APARTMENTS
UNDER CONSTRUCTION

- Residential Units: 6 Affordable
- Investment: $0.5 Million
- Habitat for Humanity
PLAZA ROOSEVELT: 730 GRANDVILLE
PLANNED

Residential Units: 64 Affordable
Investment: $40 Million

The mixed-use development will feature a new Spanish-English immersion Grand Rapids Public Schools high school, expanded health care facilities, community space, affordable housing, art opportunities and retail space.

HABITAT, DWELLING PLACE, GRPS, MERCY HEALTH, FERRIS STATE, HISPANIC CENTER OF W MI, GRANDVILLE AVENUE ARTS & HUMANITY, ROOSEVELT PARK NEIGHBORHOOD ASSOCIATION
PALMER RIDGE RD: BURTON RIDGE APARTMENTS (PHASE 6)
COMPLETED

Residential Units: 48 Market Rate
Investment: $9 Million
Burton Ridge LLC
100 BURTON SE: GARFIELD PARK LOFTS
UNDER CONSTRUCTION

Residential Units: 36 Affordable
Investment: $10 Million
LINC
501 EASTERN APARTMENTS
UNDER CONSTRUCTION

Commercial:
6 Live/work Units

Residential Units:
4 Market Rate
61 Affordable

Investment:
$17.3 Million

Inner City Christian Federation
2144 EAST CASTLE SE: OXFORD PLACE PHASE III
UNDER CONSTRUCTION

Residential Units: 132 Market Rate
Investment: $15.3 Million
Oxford Place LLC
729-739 Bates SE: Land Bank Homeownership Program

Planned

Residential Units: 5 Market Rate
Attached Single-Family
Investment: $3.25 Million
Kent County Land Bank Authority
349 & 415 FRANKLIN SE
PLANNED

- Residential Units: 40 Affordable
- Social Service: 9,000 s.f.
- Institutional: 12,000 s.f.
- Investment: $15 Million
- Inner City Christian Federation
600 & 650 BURTON: SAMARITAS
PLANNED

<table>
<thead>
<tr>
<th>Residential Units:</th>
<th>50 Senior Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Investment:</td>
<td>$15 Million</td>
</tr>
<tr>
<td>Pinnacle Ventures</td>
<td></td>
</tr>
</tbody>
</table>
1951 & 1975 JEFFERSON
PLANNED

Residential Units: 26 Market Rate
Investment: TBD
LINC UP Nonprofit Housing Corp.