

THE DISTRICT DETROIT

WHERE DETROIT COMES TOGETHER



RELATED

OLYMPIA
DEVELOPMENT
OF MICHIGAN

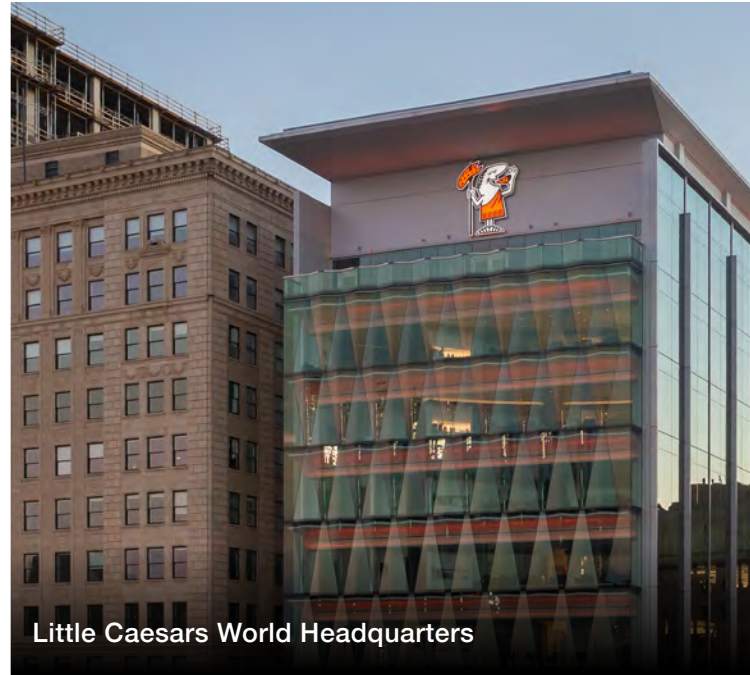
CONFIDENTIAL



The Historic Eddystone Residences



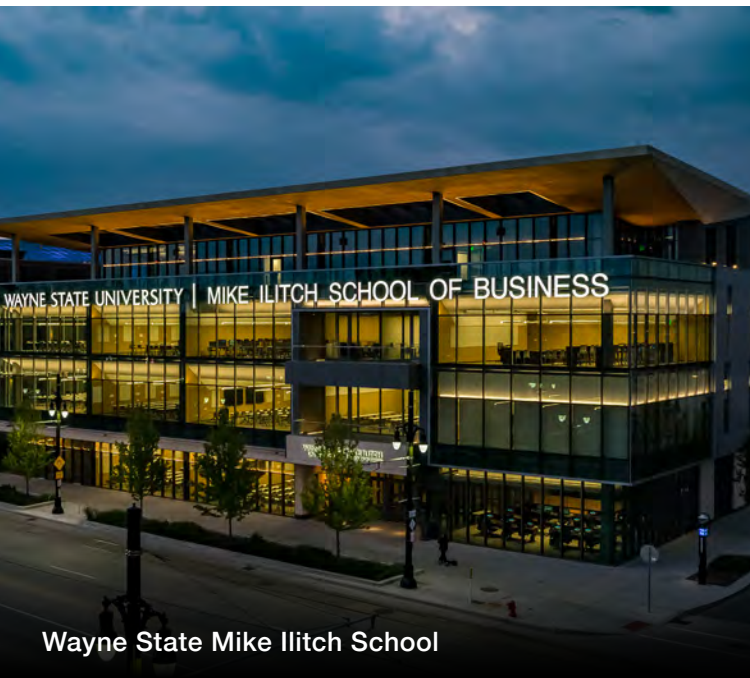
Columbia Street



Little Caesars World Headquarters



Chevrolet Plaza



Wayne State Mike Ilitch School



Little Caesars Arena



2715 Woodward



Historic Former Women's City Club

THE DISTRICT DETROIT LEGAL COMMITMENTS

MASTER DEVELOPMENT AGREEMENT

Legally-Binding Agreement between City, DDA, and
State of Michigan to Support Development of Little Caesars Arena

PUBLIC SUPPORT

2014
AGREEMENT

\$250M

DDA Bonds

\$34.75M

DDA Cash

2016
AMENDMENT

\$36M Arena Enhancements to Accommodate Pistons Moving to Detroit

ODM COMMITMENT

\$450M

Little Caesars Arena

\$200M

Mixed-Use Development
Starting 5 Years from Arena Opening

THE DISTRICT DETROIT LEGAL COMMITMENTS

ODM COMMITMENT

\$450M

Little Caesars Arena

+

\$200M

Mixed-Use Development

Starting 5 Years from Arena Opening

=

TOTAL COMMITMENT

\$650M

TODAY'S RESULTS

ODM Associated Projects

\$1.4B

+

Third-Party Projects

\$621M

=

TOTAL PROJECTS

\$2B

ARENA AREA SIGNIFICANT PROJECTS SINCE 2014

ODM-ASSOCIATED PROJECTS

COMPLETED

- Little Caesars Arena
- Little Caesars Global Resource Center
- 2715 Woodward Offices
- Mike Ilitch School of Business
- Eddystone Residences
- Temple West Garage
- Henry West Garage
- Google Detroit Offices
- D Garage

ODM ASSOCIATED PROJECTS • COMPLETED **\$1,267**

UNDER CONSTRUCTION

- The Residences @ 150 Bagley
- 2nd Ave Apartments
- Women's City Club Offices

ODM ASSOCIATED PROJECTS • UNDER CONSTRUCTION **\$101**

TOTAL ODM ASSOCIATED PROJECTS **\$1,368**

ARENA CATALYZED THIRD-PARTY PROJECTS

COMPLETED

- Pistons Performance Center
- Brush + Watson
- The Scott
- City Modern
- Woodward West
- City Club - CBD
- Huntington Bank HQ
- Pistons City-Wide Basketball Court Program

ARENA CATALYZED THIRD-PARTY PROJECTS • COMPLETED **\$449**

UNDER CONSTRUCTION

- Standard Insurance Building (Temple Hotel)

ARENA CATALYZED THIRD-PARTY PROJECTS • UNDER CONSTRUCTION **\$72**

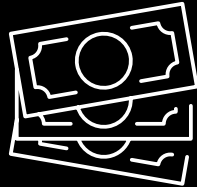
TOTAL ODM ASSOCIATED PROJECTS **\$621**

POSITIVE IMPACTS TO JOBS, EDUCATION, TAX BASE, & ECONOMIC ACTIVITY

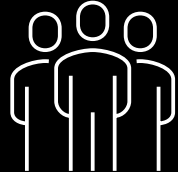
PROGRESS IN THE DISTRICT DETROIT



\$2M+
*Total Square Feet
Developed*



\$4B+
*Expected
Economic
Impact*



10M+
*Visitors
Annually*

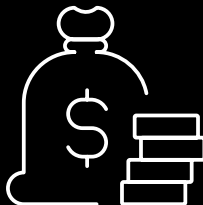
WORKFORCE + ECONOMIC IMPACT



60% CONTRACTS
*To Detroit-Based
Companies and*



90% CONTRACTS
*To Michigan-Based
Companies*

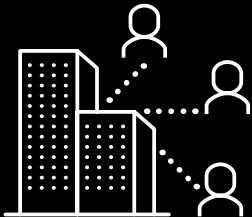


505%
*Tax-Base
Increase*

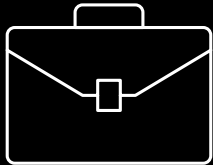


1K
*Construction
Apprenticeships*

\$530M
Reinvested



6M
*Invested in
Workforce
Development*



20K+ JOBS
*Construction &
Construction Related*

SUPPORTING EDUCATION & INTERNSHIPS



WAYNE STATE UNIVERSITY
MIKE ILITCH
SCHOOL OF BUSINESS



PROJECT
DESTINED

AFFORDABLE HOUSING AND HISTORIC RENOVATION



3RD AND CHARLOTTE
90 Total Units
100% @ 60% AMI



HENRY STREET APARTMENTS
170 Total Units
30% - 60% AMI



EDDYSTONE RESIDENCES
92 Total Units
20% @ 80% AMI



RESIDENCES @ 150 BAGLEY
148 Total Units
20% @ 80% AMI



Basan



Frita Batidos Detroit



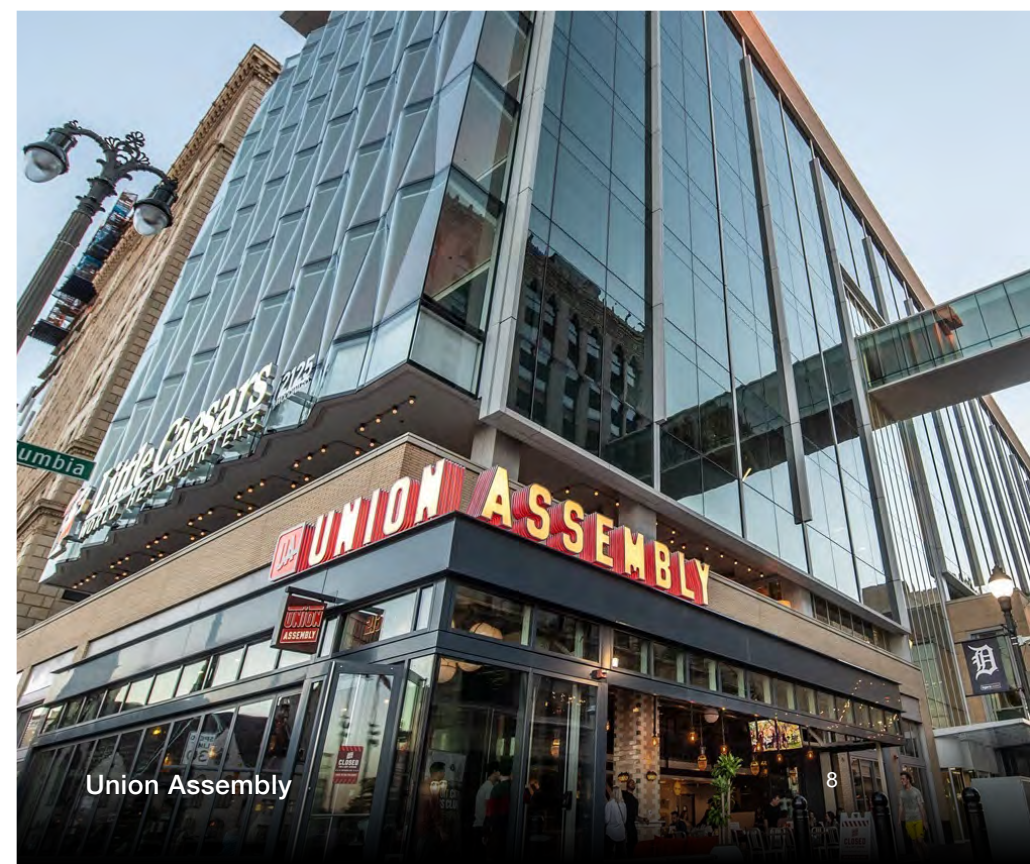
Mom's Spaghetti



Sahara Restaurant & Grill



Tin Roof Detroit



Union Assembly



50 YEARS OF URBAN INVESTMENT

Commitment to Affordable Housing

Portfolio of 60,000 workforce and affordable apartments — the largest privately-owned preserver of affordable housing in the U.S.

\$90 Billion, 12 City Real Estate Portfolio

across office, market-rate, multi-family residential, commercial, mixed-use developments

Invested in Inclusive Economic Growth

and learning opportunities for underserved communities

Environmentally-Responsible Leadership

creating a working example of best practices across energy, waste, water and health initiatives

Strategic Partnerships Investments and Affiliations

with the best of the best in placemaking and lifestyle enterprises





DYNAMIC DESTINATIONS CONNECTING COMMUNITIES



OUR COMMUNITY COMMITMENT

- **\$337M+** in contracts awarded to businesses that are owned by underrepresented groups.
- **20** first-opportunity contracts for local startups.
- **39+** small businesses have received loan funds that offer a path to obtaining low-interest loans, secured through funds raised by industry leaders.
- **10K** affordable residences developed and preserved in the midwest.



EDUCATION

ENGAGEMENT

CORE VALUES

EMPLOYMENT

Our purpose-driven development
will prioritize prosperity for Detroiters
through inclusion, equity and
the environment.

**ENVIRONMENTAL
JUSTICE**

**ECONOMIC
INCLUSION**

NEW AND RENOVATED HISTORIC PROJECTS

1.2M+ | SF OF OFFICE

146K | SF OF RETAIL

467 | HOTEL ROOMS

695 | MIXED-INCOME RESIDENTIAL UNITS

20% EARMARKED AT 50% OF THE AREA MEDIAN INCOME (AMI)

Rents as low as \$783/month for a 1-person household earning \$31,350

Rents at \$1,007/month for 3-person household earning \$40,300

*Represents 2022 AMI figures. Can change over time.



RESIDENTIAL

-  NEW CONSTRUCTION
-  HISTORIC RENOVATION



ACADEMIC / BUSINESS INCUBATOR

-  NEW CONSTRUCTION
-  HISTORIC RENOVATION

OFFICE

-  NEW CONSTRUCTION
-  HISTORIC RENOVATION

HOTEL

-  NEW CONSTRUCTION
-  HISTORIC RENOVATION

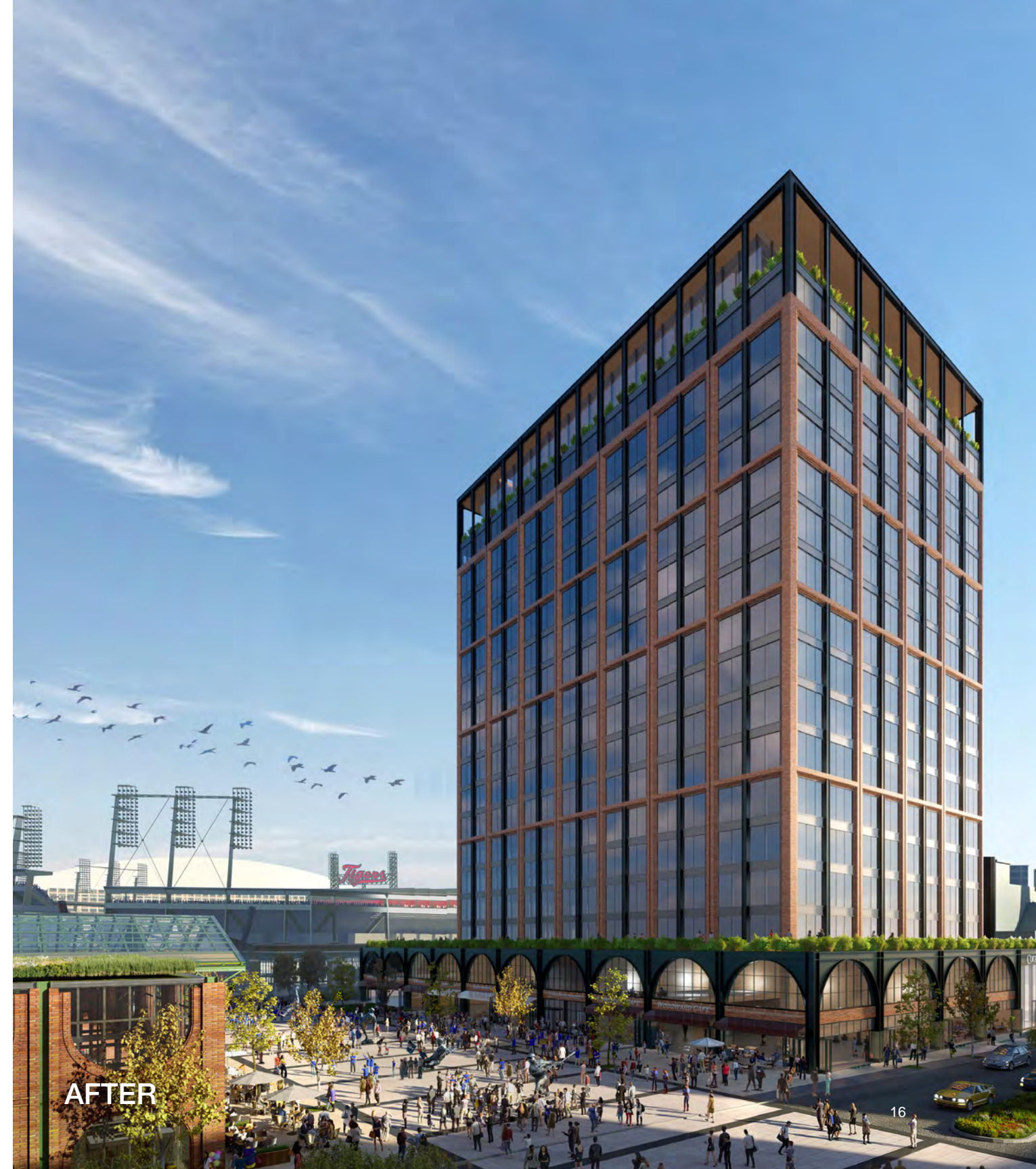
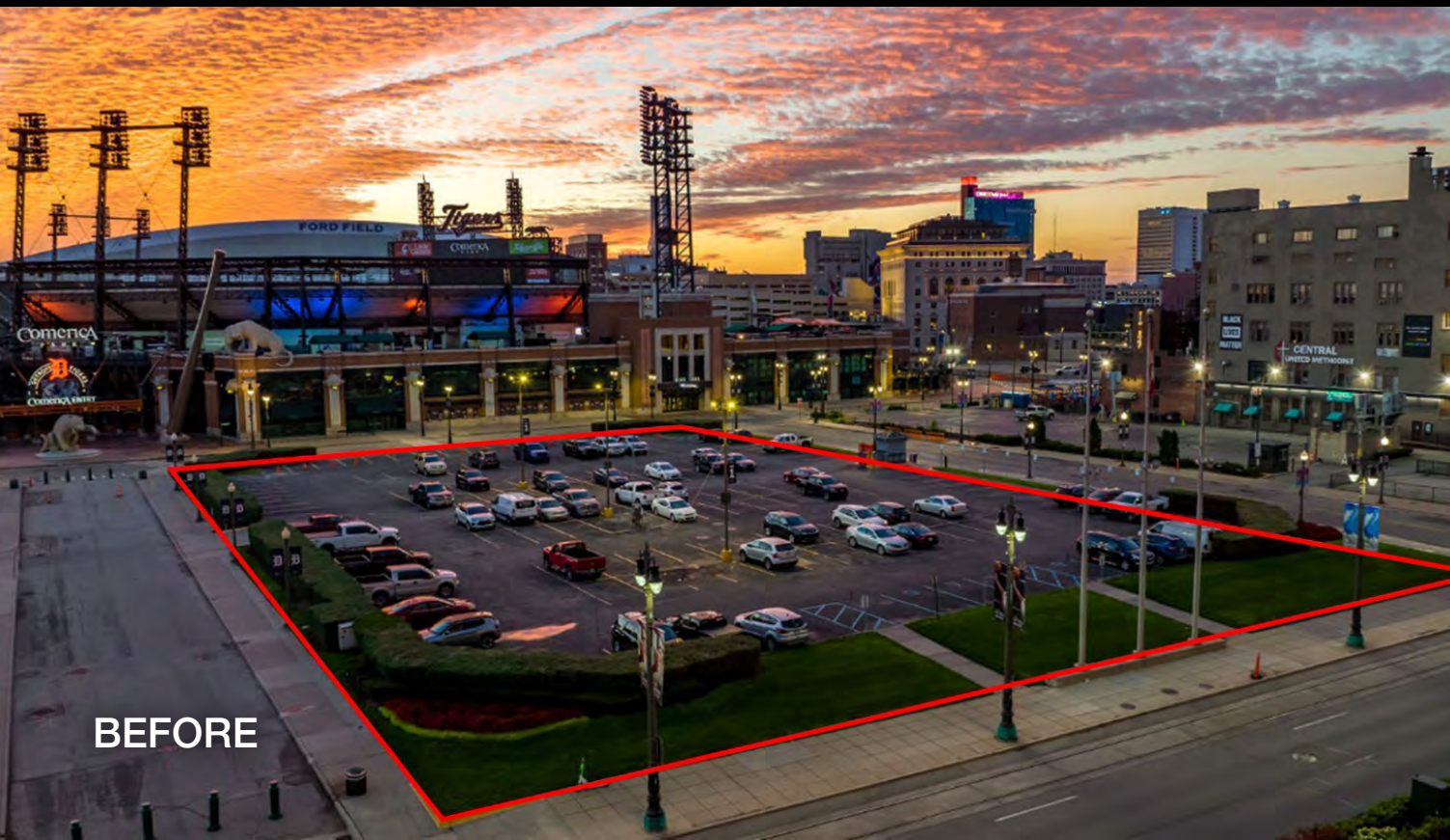


SURFACE PARKING LOT CONVERTED TO VERTICAL DEVELOPMENT

2200 WOODWARD

BY THE NUMBERS

2K	CONSTRUCTION JOBS
2K	PERMANENT JOBS
493K SF	OFFICE SPACE
28K SF	SHOPS AND DINING
\$340M	TOTAL INVESTMENT
\$273M	NET CITY FISCAL BENEFIT
PA 210	ABATEMENT



NEW CONSTRUCTION MIXED-USE, MIXED-INCOME IN THE HEART OF DOWNTOWN

2250 WOODWARD

BY THE NUMBERS

2K CONSTRUCTION JOBS

240 PERMANENT JOBS

28 RESIDENTIAL UNITS

58 DEEPLY AFFORDABLE UNITS AT 50% OF
AREA MEDIAN INCOME

27K SF SHOPS & DINING

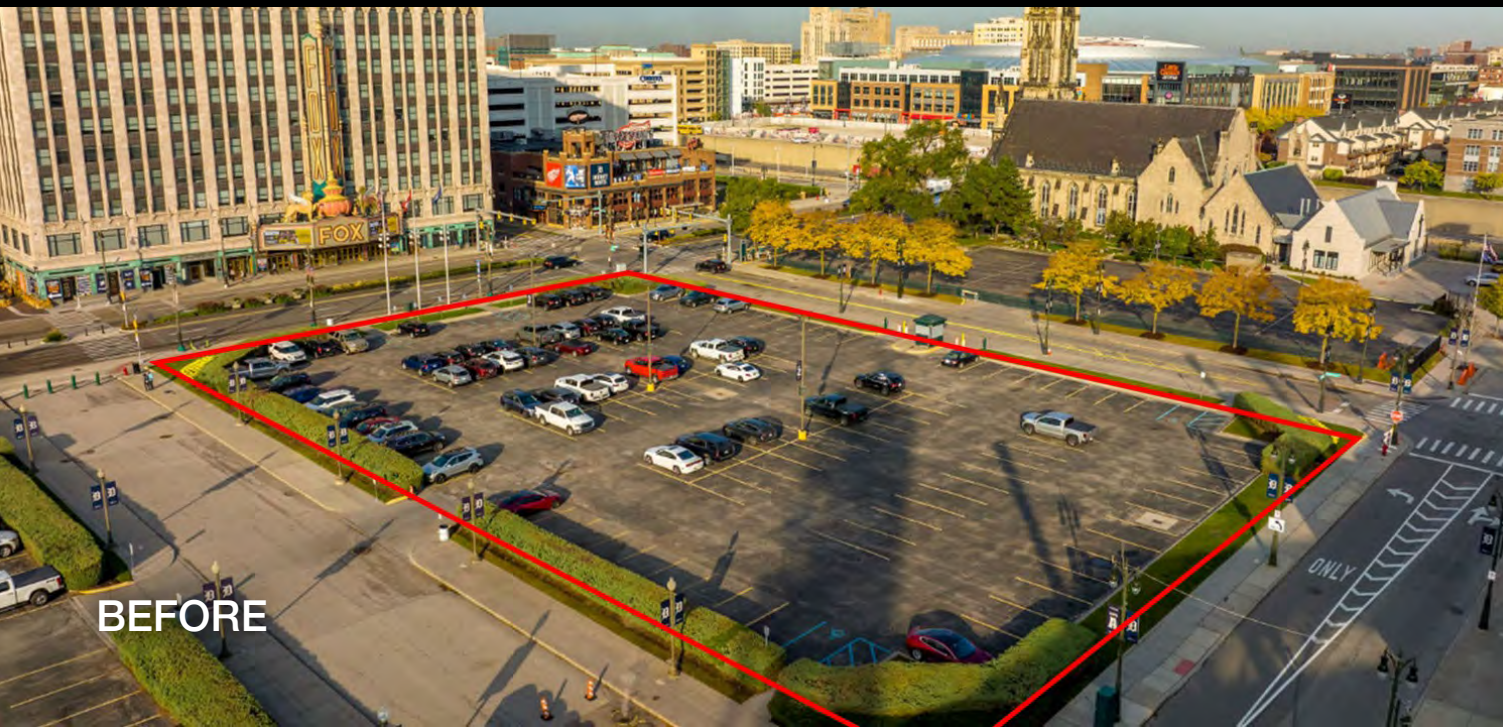
\$216M TOTAL INVESTMENT

\$20M NET CITY FISCAL BENEFIT

NEZ-N, PA 210 ABATEMENTS

Rents at \$783/Month for a 1-person household earning \$31,350
Rents at \$1,007/Month for a 3-person household earning \$40,300

*Represents 2022 AMI figures. Can change over time.



PRESERVING A CITY ICON

2211 WOODWARD • THE FOX HOTEL

BY THE NUMBERS

ADAPTIVE REUSE HISTORIC BUILDING

- 940** CONSTRUCTION JOBS
- 220** PERMANENT JOBS
- 177** KEYS OF HOTEL ROOMS
- 8K SF** SHOPS AND DINING
- \$121M** TOTAL INVESTMENT
- \$6M** NET CITY FISCAL BENEFIT
- PA210** ABATEMENT



FROM VACANCY TO VIBRANCY

2300 WOODWARD

BY THE NUMBERS

- 630** CONSTRUCTION JOBS
- 610** PERMANENT JOBS
- 131K SF** OFFICE SPACE
- 18K SF** SHOPS AND DINING
- \$84M** TOTAL INVESTMENT
- \$75M** NET CITY FISCAL BENEFIT
- PA210** ABATEMENT



BEFORE



AFTER

ACHIEVING NEW HEIGHTS

2305 WOODWARD • 2ND OFFICE A

BY THE NUMBERS

2K CONSTRUCTION JOBS

2K PERMANENT JOBS

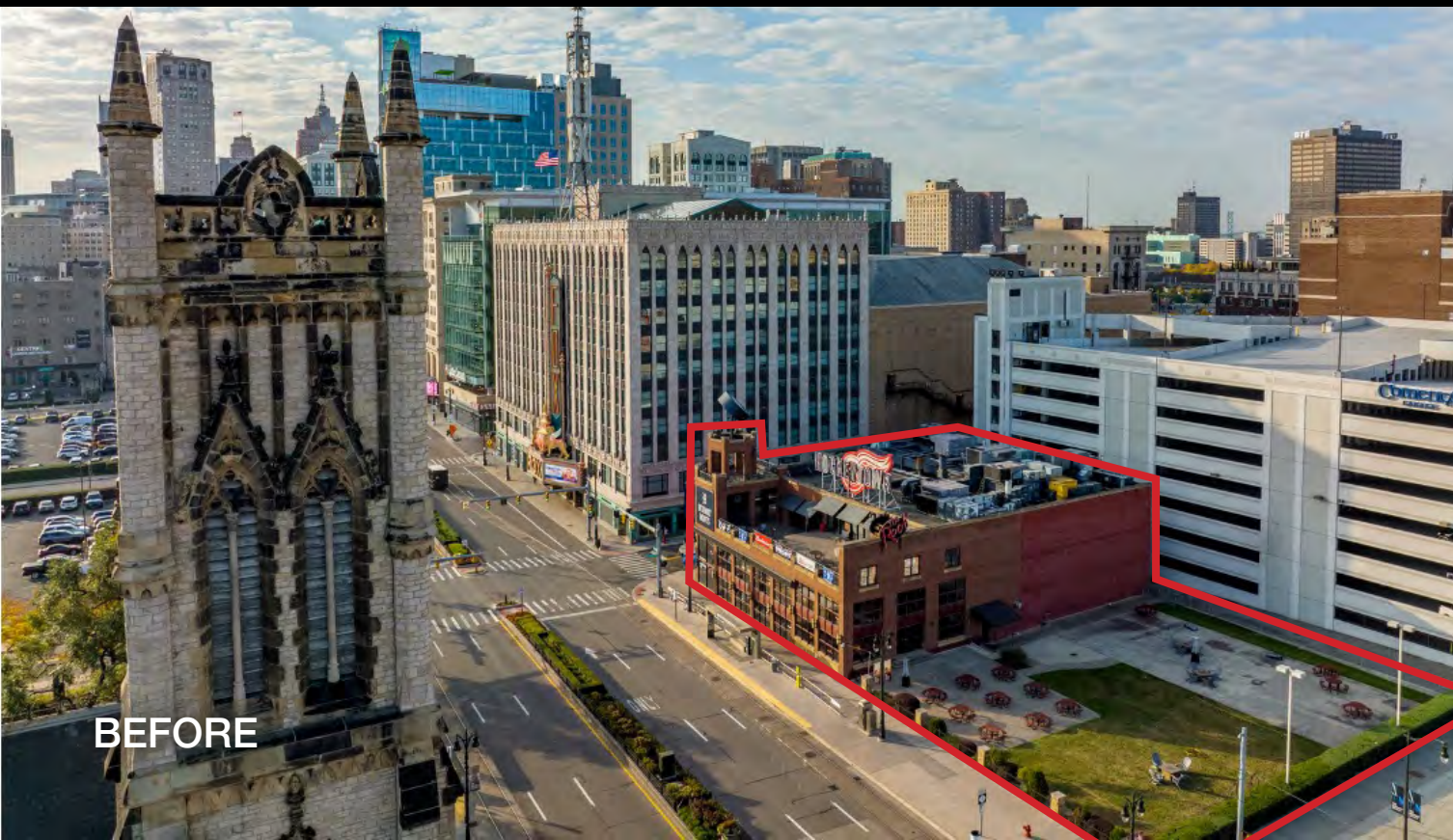
546K SF OFFICE SPACE

10K SF SHOPS AND DINING

\$279M TOTAL INVESTMENT

\$285M NET CITY FISCAL BENEFIT

PA210 ABATEMENT



NEW CONSTRUCTION OFFICE ADJACENT TO THE DCI

2300 CASS • 2ND OFFICE B

BY THE NUMBERS

2K CONSTRUCTION JOBS

2K PERMANENT JOBS

546K SF OFFICE SPACE

10K SF SHOPS AND DINING

\$279M TOTAL INVESTMENT

\$285M NET CITY FISCAL BENEFIT

PA210 ABATEMENT



MEETING THE NEED OF MAJOR EVENTS

2455 WOODWARD • LITTLE CAESARS ARENA, HOTEL

BY THE NUMBERS

- 1K CONSTRUCTION JOBS
- 420 PERMANENT JOBS
- 290 KEYS OF HOTEL ROOMS
- 22K SF SHOPS AND DINING
- \$191M TOTAL INVESTMENT
- \$24M NET CITY FISCAL BENEFIT
- PA210 ABATEMENT



RESTORED RESIDENTIAL HISTORIC BUILDING ON CASS AVENUE

408 TEMPLE • THE AMERICAN

- 660K** CONSTRUCTION JOBS
 - 50** PERMANENT JOBS
 - 131** RESIDENTIAL UNITS
 - 27** DEEPLY AFFORDABLE UNITS AT 50% OF AREA MEDIAN INCOME
 - 5K SF** SHOPS & DINING
 - \$69M** TOTAL INVESTMENT
 - \$5M** NET CITY FISCAL BENEFIT
 - NEZ-R, PA 210** ABATEMENTS
 - Rents at \$783/Month for a 1-person household earning \$31,350
 - Rents at \$1,007/Month for a 3-person household earning \$40,300
- *Represents 2022 AMI figures. Can change over time.

BY THE NUMBERS



BEFORE



AFTER

MIXED-INCOME, NEW CONSTRUCTION ADJACENT TO THE DCI

DCI RESIDENTIAL

BY THE NUMBERS

- 1K** Construction Jobs
 - 60** Permanent Jobs
 - 261** Residential Units
 - 54** Deeply Affordable Units at 50% of Area Median Income
 - 9K SF** Shops & Dining
 - \$150M** Total Investment
 - \$12M** Net City Fiscal Benefit
 - NEZ-N, PA 210** Abatements
 - Rents at \$783/Month for a 1-person household earning \$31,350
 - Rents at \$1,007/Month for a 3-person household earning \$40,300
- *Represents 2022 AMI figures. Can change over time.



A HOME FOR DETROIT-BASED ENTREPRENEURS

DCI INCUBATOR

BY THE NUMBERS

ADAPTIVE REUSE HISTORIC BUILDING

420 CONSTRUCTION JOBS

650 PERMANENT JOBS

83K SF OFFICE SPACE

11K SF SHOPS AND DINING

\$60M TOTAL INVESTMENT

\$48M NET CITY FISCAL BENEFIT

PA210 ABATEMENT



BEFORE



AFTER

A NEW DETROIT LIFE

2210 PARK • DETROIT LIFE, RESIDENTIAL

BY THE NUMBERS

RESTORED RESIDENTIAL REUSE HISTORIC BUILDING

220 CONSTRUCTION JOBS

30 PERMANENT JOBS

16 RESIDENTIAL UNITS

3K SF SHOPS & DINING

\$24M TOTAL INVESTMENT

\$2M NET CITY FISCAL BENEFIT

NEZ-R, PA 210 ABATEMENTS



AREA PARKING AND PLANNED PROJECTS OVERLAY

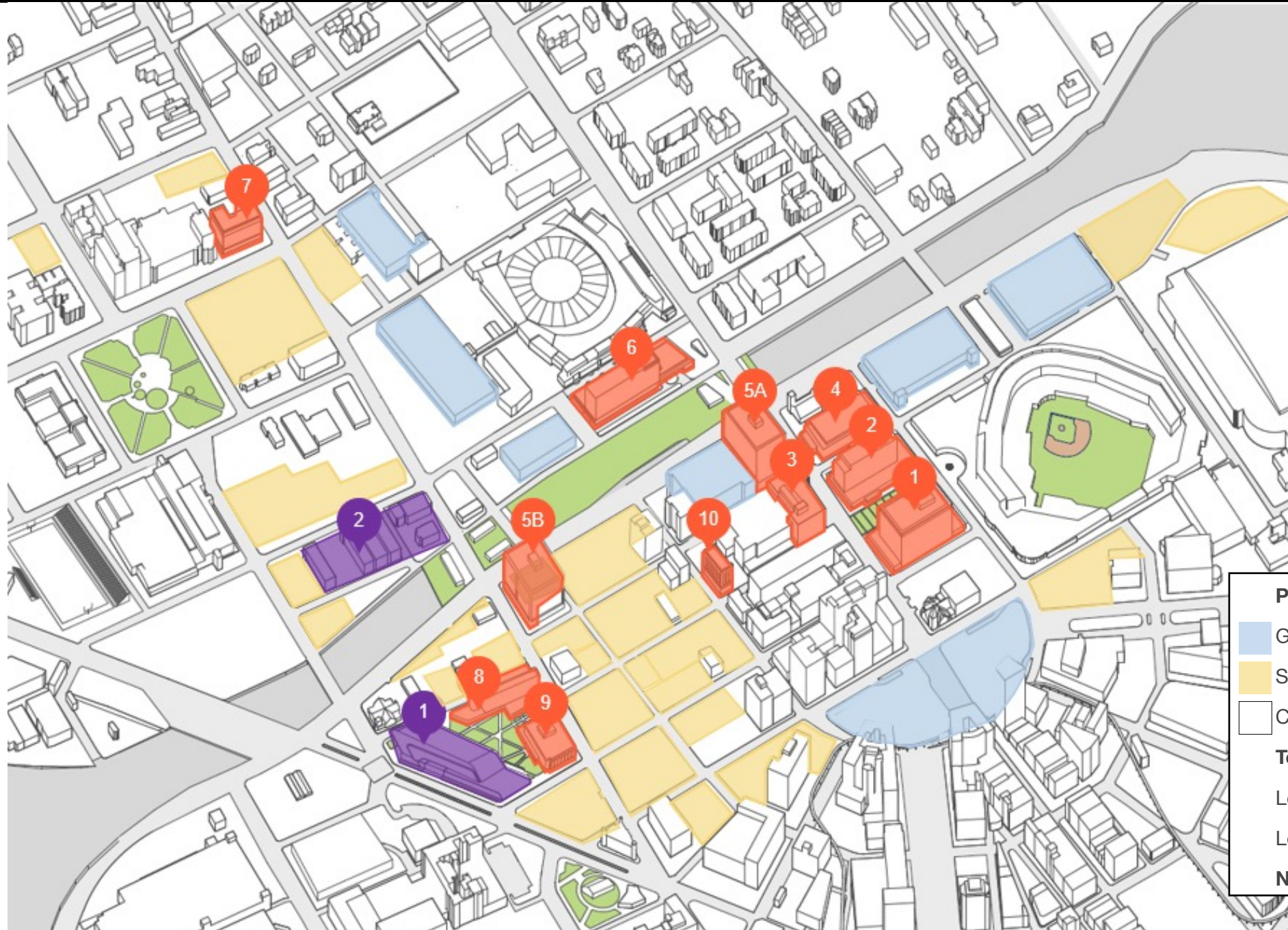
PROPOSED DEVELOPMENTS

TBP PROJECTS

- 1 2200 Woodward Office
- 1 2250 Woodward Residential
- 2 2211 Woodward Fox Hotel
- 3 2300 Woodward Mixed-Use
- 4 2305 Woodward/2300 Cass A/B Flexible Site – Office
- 5 A/B 2455 Woodward Little Caesars Arena Hotel
- 6 408 Temple The American Residential
- 7 2205 Cass DCI Residential
- 8 2115 Cass DCI Business Incubator
- 9 2210 Park Detroit Life Residential

NON TBP PROJECTS

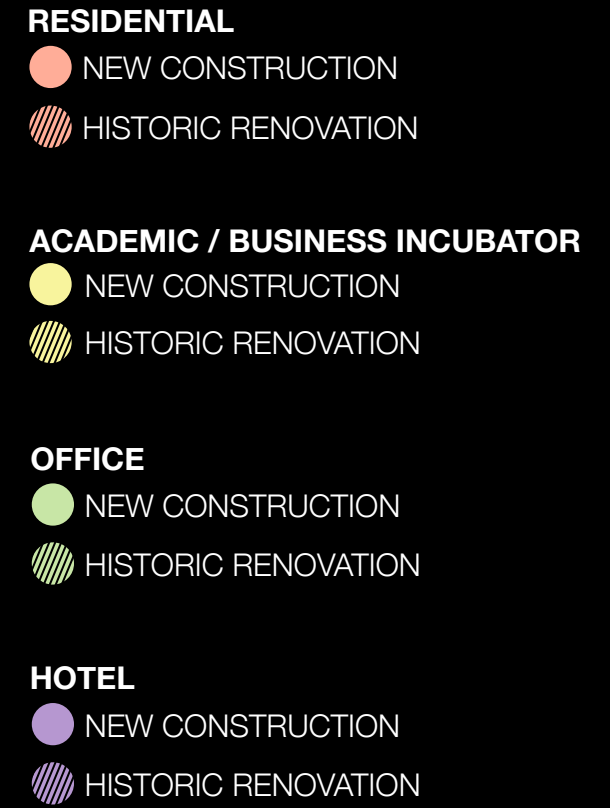
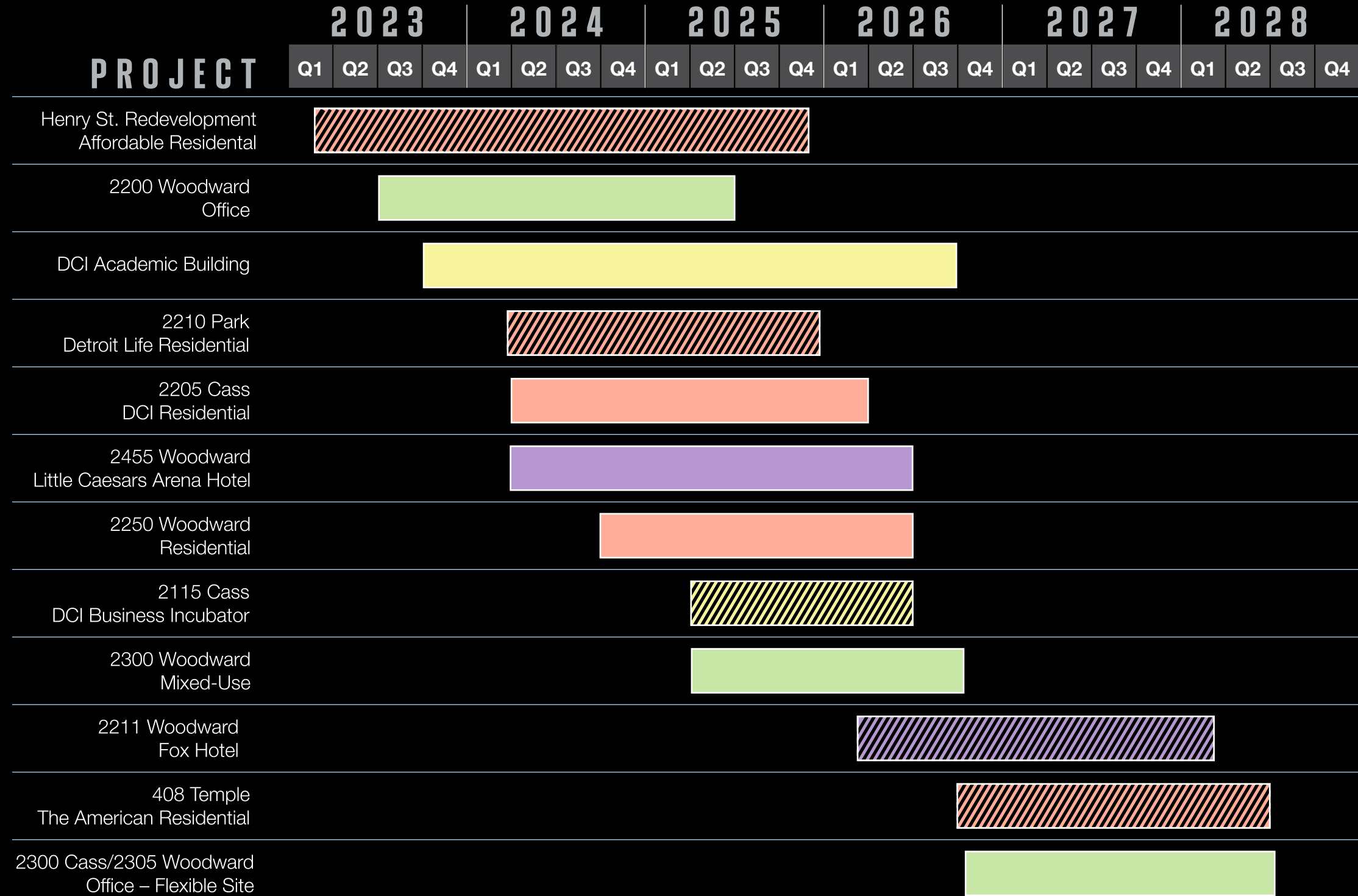
- 1 2121 Cass DCI Academic
- 2 427-489 Henry; 2447-2467 Cass Residential



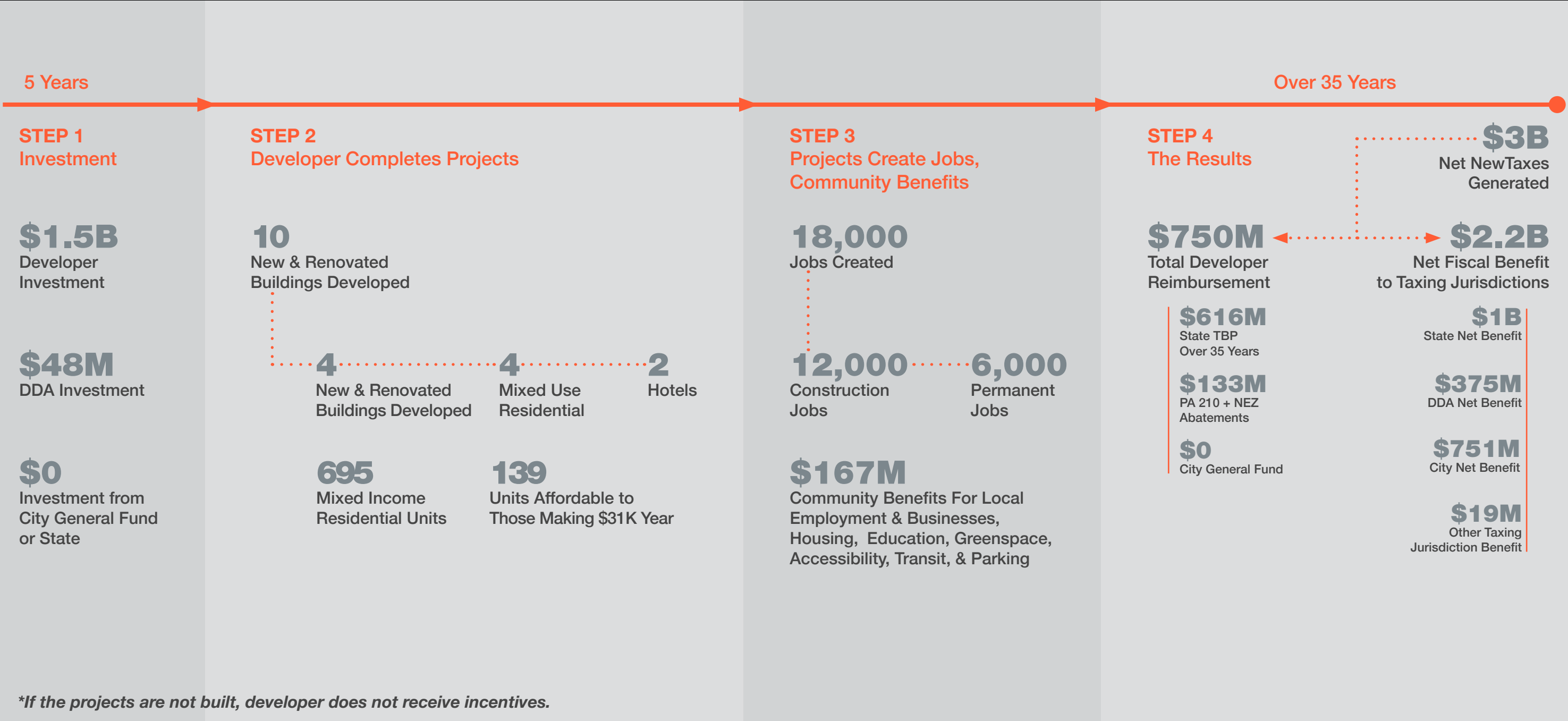
TOTAL AREA PARKING

Parking	Capacity
Garages	6,105
Surface Lots	2,892
City Street Parking	360
Total Area Parking	9,357
Less: Current Utilization	(3,250)
Less: Future Demand	(4,666)
Net Capacity	1,441

PLANNED FIVE YEAR TRANSFORMATION PLAN



NET BENEFIT FOR ALL



**If the projects are not built, developer does not receive incentives.*



THANK YOU

APPENDIX

JOB OPPORTUNITIES

Office

- Loan Officers
- Tellers
- Loan Interviewers and Clerks
- Customer Service Representatives
- Claims Adjuster
- Insurance Claims Clerks
- Sales Agents
- Software Developers
- Computer Systems Analysts
- Mechanical Engineers
- Management Analysts
- Office Clerks

Property Management

- Maintenance and Repair Workers
- Office Clerks
- General Operations Managers
- Landscaping and Groundskeeping Workers

Hotel

- Concierge
- Housekeeping Cleaners
- Maintenance and Repair Workers
- Waiters
- Cooks
- General Operations Managers

Retail

- Salespersons
- Supervisors
- Cashiers
- General Operations Managers
- Customer Service Representatives
- Stockers
- Office Clerks

Food and Beverage

- Waiters
- Cooks
- Supervisors
- Hosts
- Cashiers
- Dishwashers
- Bartenders
- General Operations Managers

Construction

- Construction Laborers
- Carpenters
- Construction Managers
- First-line Supervisors
- Painters
- Office Clerks

IMPACT INITIATIVE #1: EDUCATION



PROJECT PROPOSALS

CASS TECH FIELD RENOVATION

Contribute to the renovation of the Cass Technical High School football field which would serve approximately 2,400 students.

EXPANDED ACCESS TO OPPORTUNITY

Diligently pursue expanded career exposure opportunities for DPSCD high school students through the Center for Innovation, including but not limited to guest speakers, field trips, internships, and work-based learning experiences.

PROJECT DESTINED/WSU/DPSCD

Continue to sponsor DPSCD and Wayne State student cohorts in its real estate development training program through Project Destined.

DETROIT PUBLIC LIBRARY CONTRIBUTION

A financial contribution to support literacy programming for Detroiters and the reopening of closed branches in the city due to much needed repairs and maintenance.

IMPACT INITIATIVE #2: HOUSING



PROJECT PROPOSALS

DEEPLY AFFORDABLE HOUSING

At least 20% of residential units will be for residents with incomes at 50% of the Area Median Income or lower.

SECTION 8 VOUCHER ACCEPTANCE

All residential buildings will accept Section 8 vouchers.

ON-SITE OPPORTUNITY CONNECTOR

Developer will establish an On-Site Opportunity Connector to provide affordable housing guidance to prospective residents.

ACCESSIBILITY DESIGN CONSULTANT:

Developer commits to design with accessibility as a priority and to hire a third-party expert to support this critical work.

IMPACT INITIATIVE #3: EMPLOYMENT



PROJECT PROPOSALS

DISTRICT DETROIT FAST TRACK PROGRAM

Developer will create a “Fast Track” training program in collaboration with project contractors.

GROW DETROIT’S YOUNG TALENT (GDYT)

Developer will continue to participate in GDYT providing career experience to young Detroiters.

ON-SITE OPPORTUNITY CONNECTOR

Developer will establish an On-Site Opportunity Connector to provide residents construction and post-construction job opportunities.

REDUCE BARRIERS TO EMPLOYMENT

Developer will not test for legal substances except where required by work rules or union policy.

IMPACT INITIATIVE #3: EMPLOYMENT



PROJECT PROPOSALS (CONT)

EXECUTIVE ORDER

Developer requires all contractors to lay out project-specific plans to the Civil Rights, Opportunities, and Inclusion (CRIO) Department before commencement.

DETROIT@WORK (DAW)

Developer commits to participate in DAW and to introduce and encourage all tenants to partner with DAW for local hiring.

COCO JOBSITE PROGRAM

Council on Construction Operations (COCO) program to increase retention of diverse construction employment through site professionalism and equity, diversity and inclusion policies and practices.

IMPACT INITIATIVE #4: RETAIL AND LOCAL BUSINESS INCUBATION



PROJECT PROPOSALS

CONTRACTOR HIRING GOAL

Developer will track and report progress against a \$100 million target for disadvantaged and Detroit-based contractor spending.

MBE BOND FUND

To reduce barriers and support small construction contractors a specific bond fund will be made available by the developer.

RETAIL TI FUND FOR DISADVANTAGED AND DETROIT-BASED BUSINESSES

Retail Tenant Improvement fund available for disadvantaged and Detroit-based businesses within the projects.

IMPACT INITIATIVE #4: RETAIL AND LOCAL BUSINESS INCUBATION



PROJECT PROPOSALS (CONT)

DISTRICT DETROIT CO-DEVELOPER PROGRAM

Local co-developer program designed to create inclusive wealth building opportunities by providing sites and development support during the life cycle of the project.

MOTOR CITY MATCH AWARD & TECHNICAL ASSISTANCE

City commitment to provide outreach, technical assistance and MCM award within the impact area.

IMPACT INITIATIVE #5: CULTURAL



PROJECT PROPOSALS

CULTURALLY RELEVANT PLACEMAKING

Year-round Programming and Activations on Columbia Street Plaza to host dynamic no-cost events centered around cultural celebrations, city initiatives, with performances by local creatives.

LOCAL ART COMMITMENT

Developer will work with local artist community to include public art that fosters community pride, a sense of belonging, and enhances the quality of life for its residents and visitors.

ACTIVE RECOGNITION OF LOCAL HISTORY

Commission study and partner with the City of Detroit office of Arts, Culture, and Entertainment to create physical markers for each project that celebrate the history of the neighborhood and legacy Detroiters.

IMPACT INITIATIVE #6: GREEN SPACE & ACCESSIBILITY



PROJECT PROPOSALS

COLUMBIA STREET PLAZA CONSTRUCTION

Build, maintain, and program an open space, community plaza at Woodward and Columbia.

INNOVATION CENTER GREEN SPACE

Build a community green space between the innovation center's academic, residential, and incubator buildings.

I-75 COMMUNITY RECONNECTOR OVERBUILD

Provide match funds for the Downtown Development Partnership's US-DOT planning grant for the I-75 overbuild.

CASS PARK DESIGN STUDY

Fund a planning study for the redesign and revitalization of Cass Park.

IMPACT INITIATIVE #6: GREEN SPACE & ACCESSIBILITY



PROJECT PROPOSALS (CONT)

BRUSH PARK LANDSCAPING AND IMPROVEMENTS

Fund with the City the building of a shelter, landscaping, and other enhancement of the park at John R and Watson.

PUBLIC SAFETY AND WALKABILITY ENHANCEMENTS

Partner with the City, via the DDA, to fund streetlights, sidewalks, street trees, improved crosswalks, and road resurfacing.

DESIGN CHARETTES

Convene design charettes with the community for all new public spaces.

CONSTRUCTION IMPACT PLANNING

Hold a construction logistics planning meeting with a NAC Liaison before start of each project and distribute 2-week construction activity lookaheads to community.

IMPACT INITIATIVE #7: TRAFFIC/TRANSIT/PARKING



PROJECT PROPOSALS

DISTRICT DETROIT PARKING PLAN

Fund a study to be completed with the City and a NAC Parking Plan Liaison to address resident parking needs during events, and construction.

DISTRICT DETROIT TRAFFIC MANAGEMENT PLAN

Fund a traffic plan to be completed with the City and a NAC Traffic Plan Liaison to mitigate the impact of events-related traffic.

AFFORDABLE PARKING

Commit to provide discounted monthly parking for residents in the affordable units.

IMPACT INITIATIVE #7: TRAFFIC/TRANSIT/PARKING



PROJECT PROPOSALS (CONT)

RESIDENTIAL PERMIT PARKING

City will advance efforts to establish residential permit parking zones in Brush Park.

BUS SHELTER IMPROVEMENTS

Partner with the City to improve bus stops and shelters in District Detroit.

FREE EMPLOYEE TRANSIT

Partner with Q-Line, MoGo, and D-DOT provide transit.

THE DISTRICT DETROIT

WHERE DETROIT COMES TOGETHER



RELATED

OLYMPIA
DEVELOPMENT
OF MICHIGAN