

Multifamily Construction Pipeline Report

West Michigan | Bi-annual • June 2017



Under Construction				
Grand Rapids				
Project	Units	Area/District	Developer	Description
Trowbridge Flats Phase II	40	Belknap Lookout	RJM Property Investments	3 Story, Market Rate, Low-rise Style
Fieldstone Apartments Phase II	108	Caledonia	Land & Co	2 Story, Market Rate, Garden Style
Panther Ridge Phase I & II	82	Caledonia	Highpoint RE & Development	Phase I: Student Housing, 19 Units with 66 Beds
Market Avenue Apartments	260	CBD	Maplegrove Property/Rockford Development	11 story, Market Rate, Mixed Use, Est. Completion: 2018
20 Fulton East	108	CBD	Brookstone Capital	12 Story, Market/Affordable, Mid-Rise
Firestone Lofts	21	CBD	Third Coast Development	5 Story, Market Rate, Mid-Rise
Kingsley Building	42	Eastown	Bazzani Associates/ Maplegrove	Market Rate, Mixed use, Adaptive Use, Historic
Aspen Lakes	106	Grand Rapids	The Embassy Group	Phase II Expansion, Market Rate
Knapp's Corner Flats	203	Grand Rapids	American Kendall Property Group	3 Story, Market Rate
Springs at Knapp's Crossing	248	Grand Rapids	Continental Properties Company	2 Story, Market Rate, Garden Style
The Grand Castle	508	Grandville	Land & Co	Market Rate, Parking Ramp
The Haven Apartments	192	Grandville	American Kendall Property Group	3 Story, Market Rate, Garden Style
363 State Street	71	Heartside	Malone Management	Market Rate, Mixed Use
The Brix at Midtown	287	Midtown/ Medical Mile	Ambling Companies/Rise RE	4 Story, Market Rate, Mixed Use
Diamond Place	165	Midtown/ Medical Mile	Third Coast Development	4 Story, Market Rate, Mid-Rise
Midtown CityZen	44	Midtown/ Medical Mile	Third Coast Development	Market Rate, Mixed Use
601 Bond	140	North Monroe	Time Equities	16 Story, Market Rate, Mixed Use, Parking Ramp
River's Edge	35	North Monroe	Orion Real Estate Solutions	5 Story, Market Rate, Mixed Use
Wealthy St Apartments	44	Uptown	Greencane Properties	3 Story, Market Rate, Mixed Use
601 West Apartments	63	West Side Neighborhood	Cherry Street Capital	Market Rate, Mixed Use
Grandview Place	93	West Side Neighborhood	The Woda Group	Market & Affordable Housing, Est. Completion Fall 2017
Leo & Al	36	West Side Neighborhood	Third Coast Development/ PK Developments	Market & Affordable Housing, Mixed Use
Meijer Multifamily Development	180	West Side Neighborhood	Rockford Development Group/ ICCF	5 Story, 116 Market rate, 64 Affordable, Mid-Rise
Grand Rapids Total	3,076			
Kalamazoo				
Project	Units	Area/District	Developer	Description
Keystone Lake	28	Battle Creek	Carroll Development	Expansion, Market Rate, Garden Style
Apartments at Sauk Trail	210	Coldwater	Main Street Capital Group	3 Story, Market Rate, Garden Style
The Exchange	133	CBD	Phoenix Properties/Plaza Corp Realty Advisors/Orion Construction	15 Story, Market Rate, Mixed use, High Rise, 60,000 SF Commercial Space, 300 Parking Spaces
Harrison Circle	100	CBD	NoMi Developers LLC	Market Rate, Mixed Use, Ext. Completion Fall 2017
Peregrine 100 Building	12	CBD	Peregrine Co.	Market Rate, Mid-Summer 2017, Old PNC Bank
Coopers Landing Apartments Phase II	452	Outer North Kalamazoo	Land & Co	2 Story, Market Rate, Garden Style
Parkway Flats	241	Outer North Kalamazoo	American Kendall Property Group	Market Rate, 50,000 S.F. Low-Rise
Greenspire Apartments V	180	Portage	The Hinman Company	3 Story, Market Rate, Phase V Expansion
Kalamazoo Total	1,356			
Lakeshore				
Project	Units	Area/District	Developer	Description
Campus View	138	Allendale	BBG Land Company North LLC	Student, Phase 3, Cottages, 275 Beds
The Lodge at Allendale	192	Allendale	Zimmer Development Company	Student, Market Rate, Garden Style
Mystic Woods West	34	Allendale	GSM Properties	Student, Cottages, 136 Beds
Mill Point Place	24	Grand Haven	P.S. Equities	3 Story, Affordable, Low-Rise
Timberview Apartments	60	Grand Haven	The Embassy Group	Phase II Expansion, Market Rate
The Haven at Grand Landing	120	Grand Haven	Eyde Development	Phase II Expansion, Market Rate
Piper Lake Apartments	204	Grand Haven	Cherette Group	Market Rate, Garden Style w/ Garage
1 West 5th Street Apartments	14	Downtown Holland	Uptown Developments LLC	Market Rate, Mixed Use
Georgetown Apartments	200	Hudsonville	Land & Co	Market Rate, Garden Style W/ Garage, Expansion
Valley Vista Apartments	84	Hudsonville	Koetje Builders	Phase II Expansion, Market Rate
The Berkshire Muskegon Senior Apartments	84	Muskegon	General Capital Group	3 Story, Senior Living, Low-Rise, Summer 2018
HighPoint Flats	48	Muskegon	Parkland Properties of Michigan	8 Story, Market Rate, Mid-Rise, Spring 2018
The Liberty Building	20	Muskegon	Orion Real Estates Solutions	5 Story, Market Rate, Spring 2018
Terrace Flats	20	Muskegon	The Hinman Company	Top 2 Floors of 7 Stories, Market Rate
Platinum Pines	71	Muskegon	Platinum Pines LLC	Market Rate, Garden Style w/ Garage
Bremerton Place	85	Zeeland	Redwood Development	Market Rate, Ranch Style, Winter 2017
Lakeshore Total	1,398			

Under Construction (Continued)				
Lansing				
Project	Units	Area/District	Developer	Description
Somerset Park	88	Bath	Eyde Development	Phase II Expansion, Market Rate, Garden Style
The Ridge at the Quarry	70	DeWitt	DTN Management Company	Market Rate, Garden Style
1855 Place	300	East Lansing	MSU	Student, Mixed Use, Est. 1,000 Beds
The Avenue on Grand River	192	East Lansing	Campus Village Communities	Student Housing
Cottages of East Lansing	27	East Lansing	CC Abbott Road LLC	Market Rate, Cottage Style, Student
Next Generation	51	East Lansing	Next Generation Investment Properties	Market Rate, Mixed Use
Reserve at Falcon Pointe Apartments Phase II	71	East Lansing	Pinnacle Homes	87,800 S.F. Market Rate, Low-Rise
Quarters at East Lansing	154	East Lansing	The Tailwind Group	3 Story, Market Rate, Garden Style
565 Building	84	East Lansing	Stonehouse Village/Cron Management LLC	Phase VI Expansion, Market Rate, Mixed Use
Red Cedar Flats Phase II	42	East Lansing	Strathmore Development Company	Market Rate, Mixed Use, Completion Fall 2017
Bailey Elementary School	30	East Lansing	PK Developments/Capital Area Housing Partnership	Senior, Affordable, Mixed Use, Adaptive Reuse, Est. Completion Fall 2017
Garten Haus Apartments	21	East Lansing	DTN Management Company	Student Housing
Willoughby Estates	269	Holt	Weiland Corp/ Maplegrove Properties	3 Story, Market Rate, Garden Style Townhomes
East Town	33	Lansing	Gillespie Group	4 Story, Market Rate, Mixed Use, 2018
Venue at East Town	39	Lansing	Gillespie Group	4 Story, Market Rate, Mixed Use, 2018
Verndale Phase II	11	Lansing	DTN Management Company	2 Story, Market Rate
Walnut Park Apartments	72	Lansing	TWG Development	Affordable Housing
Okemos Pointe Phase I	390	Okemos	TA Forsberg, Inc.	Market Rate, 6,214 S.F. Commercial Space, Est. Completion Summer 2017
The Castle	30	St. Johns	P.S. Equities	4 Story, Mid-rise
304 River Edge	30	Williamston	SMC Senior Housing LLC	4 Story, Market Rate, Mid-Rise
Lansing Total	2,004			
Total	7,834			
Approved/Proposed				
Grand Rapids				
Project	Units	Area/District	Developer	Description
1040 - 1090 Spaulding Ave SE	72	Ada	Orion Real Estate Solutions	Townhomes
Green Acres	40	Caledonia	Maas Development	Assisted Living, Market Rate
The Hinman Tower	255	CBD	The Hinman Company	42 Story, Market Rate, Mixed Use
111 Ionia Ave NW	350	CBD	Area 5 Development	Celebration Cinemas Development, Market Rate, Mixed Use
616 Lofts on Grove	100	Creston Neighborhood	616 Development	Mid-Rise, Market Rate, Mixed Use
616 Lofts on Quimby	44	Creston Neighborhood	616 Development	Low-Rise, Market Rate, Mixed Use
850 44th Street	19	Georgetown Township	Great Lakes Convenience	Market Rate, Townhomes
Riverstone Townhomes Phase II	34	Georgetown Township	S & G Properties	3 Story, Market Rate, Garden Style
501 Eastern	66	Grand Rapids	ICCF NHC/CCA	Affordable Housing
Garfield Park Lofts	36	Grand Rapids	LINC Community Revitalization	3 Story, Affordable Housing, Mixed Use
Harrison Park Family Housing Initiative	45	Grand Rapids	Dwelling Place NPHC	Affordable Housing
Keeler Flats I & II	132	Grand Rapids	WM Development and Dombrowski Consulting	Affordable Housing
Pine Avenue Apartments	23	Grand Rapids	Dwelling Place NPHC	Affordable Housing
Seven45 Stocking	50	Grand Rapids	The Woda Group	Affordable Housing
St. James Apartments	52	Grand Rapids	Genesis NPHC/Dwelling Place NPHC	Affordable Housing
Heritage Place	86	Heritage Hill	Orion Real Estate Solutions	4 Story, Market Rate
Woodfield Apartments	180	Kentwood	Land & Co	Market Rate, Garden Style, Expansion
2857 10 Mile Road	160	Rockford	Fusion Properties	Market Rate, Mixed Use
West of Verslius Orchards	70	Standale	Accomplished Project	Multistory, Market Rate, Mixed Use
1201 Wealthy Apartments	26	Uptown	Steve Bratschie	Market Rate, Mixed Use
616 Lofts on Wealthy	75	Uptown	616 Development	Market Rate, Mixed Use
St. Ann's House	150	West Side Neighborhood	St. Ann's Home Inc	Assisted Living, Phase I 16 Units, Phase II Expansion 134 Units, Est. Construction Start: Mid 2017
The Reserve	370	Wyoming	DTN Management Company	Market Rate
Grand Rapids Total	2,435			

Approved/Proposed (continued)

Kalamazoo

Project	Units	Area/District	Developer	Description
390 S. Washington Ave	110	Battle Creek	Summit Investments Group Inc.	Market Rate, Approved
Heritage of Battle Creek	28	Battle Creek	Scott Ganton	Senior Housing
Residences on Fremont	68	Coldwater	NRP Holdings LLC	Affordable Housing
Arcadia Commons West	264	Kalamazoo	Ambling Companies/Rise RE	Market Rate, Mixed Use
Village of Kalamazoo Apartments	164	Kalamazoo	Hope Network and Dwelling Place NPHC	Affordable Housing
West Town Apartments	48	Plainwell	Craftsmen Developments	Affordable Housing
Greenspire Apartments VI	104	Portage	The Hinman Company	Market Rate, Phase VI Expansion
Lovers Lane	61	Portage	Jensco Properties LLC	Market Rate
Selinon Park	74	Portage	Full Circle Communities	Affordable Housing
Kalamazoo Total	921			

Lakeshore

Project	Units	Area/District	Developer	Description
Bayberry Pointe Apartments	52	Allendale	Springfield Partners, Inc	Expansion, Market Rate
Hayward Wells Apartments	81	Benton Harbor	General Capital Group	Affordable Housing
43 North Apartments	60	Grand Haven	Embassy Group	Phase III Expansion, Market Rate
Centennial Park Apartments	54	Holland/Zeeland	General Capital Group	Market Rate
60 W 8th St	6	Holland/Zeeland	Geenen DeKock Properties	4 Story, Mid-Rise, Market Rate, Mixed Use
North Pointe Apartments	192	Holland Township	Land & Co	Phase II Expansion, Market Rate, Garden Style
West Shore Apartments	120	Holland Township	Visser Brothers Inc	Market Rate, 306 Parking Spaces, Approved
Windward Pointe	-	Muskegon	Pure Muskegon LLC	Market Rate, Senior Housing Available
Lakeshore Total	565			

Lansing

Project	Units	Area/District	Developer	Description
Metro Place	148	CBD	The Lawton Group	Market Rate, Mixed Use, 250 Parking Spaces
Aspen Lakes Estates	233	Delhi Charter Township	DTN Management Company	Expansion, Market Rate, Approved
435 - 465 Burch Street	38	Grand Ledge	Tim Lea Builder & Developer	Market Rate, Townhomes
Albert Ave @ Abbot Rd	77	East Lansing	Convexity Properties	7 Story, Market Rate, Mid-Rise, Redevelopment
122 Division St	13	East Lansing	Lingg Brewer	Market Rate, Mixed Use
100 Grand River	264	East Lansing	Convexity Properties	Market Rate, Mixed Use, 236 Parking Spaces
341 Evergreen Ave	175	East Lansing	Convexity Properties	Market Rate, Mixed Use
City Center	364	East Lansing	Harbor Bay Real Estate Advisors	Market Rate, Mixed Use, 93 Senior Units, 715 Parking Spaces, 42,485 SF Commercial Space
Chandler Lofts	182	East Lansing	Westpac Investments	Student Housing
Hannah Farms East/ Hannah Lofts	290	East Lansing	Capstone Development Partners	Student, Mixed Use, Apartments & 56 Townhomes
Sorority House	41	East Lansing	Next Generation Investment Properties	Student Housing, 41 Beds
700 May Street	522	Lansing	Summit Street Developments	10 Story, High Rise, Market Rate
The Abigail Senior Apartments	60	Lansing	TWG Development	Assisted Living, Affordable Housing
Provident Place	33	Lansing	Gillespie Group	4 Story, Market Rate, Mid-Rise
Walnut Park Apartments	72	Lansing	TWG Development	Affordable Housing
315 S Superior St - Peabody	4	Marshall/ Albion	Caster Concepts	3 Story, Market Rate, Low-Rise
Okemos Pointe Phase II & III	232	Okemos	TA Forsberg, Inc.	Market Rate, Mixed Use, 20,000 SF Commercial Space
Lansing Total	2,748			
Total	6,669			

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