

Multifamily Construction Pipeline Report

West Michigan | Bi-annual • December 2016



Wisinski of
West Michigan

Office • Industrial • Retail • Multi-Family

Under Construction				
Grand Rapids				
Project	Units	Area/District	Developer	Description
The Gateway At Belknap	75	Belknap Neighborhood	The Gateway At Belknap, LLC/ Orion Construction	Market Rate, Mixed Use
123 S. Division Ave	6	CBD	Uptown Housing LLC/ Terpstra Construction Services	Market Rate, Mixed Use
Market Avenue Place	230	CBD	Maplegrove Property/Rockford Development	11 story, Market Rate, Mixed Use, Est. Completion: 2018
20 E. Fulton Apartments	100	CBD	Brookstone Capital	12 -14 Story, Affordable Housing/Market Rate, Mixed Use, Parking Ramp
River's Edge	35	CBD	Orion Real Estate Solutions	5 Story, Market Rate, Mixed Use
B.O.B Venue Tower	88	CBD	Orion Real Estate Solutions/ Gilmore Collection	8 Story, Market Rate, Mixed Use
Aspen Lakes	106	Creston Neighborhood	The Embassy Group	Phase II Expansion, Market Rate
Kingsley Building	42	Eastown	Bazzani Associates	Market Rate, Mixed use, Adaptive Use, Historic
363 State Street	71	Eastown	Malone Management	Market Rate, Mixed Use
Fulton Square	47	Eastown	Orion Real Estate Solutions	Market Rate, Mixed Use
Wealthy St Apartments	44	Eastown	Greencane Properties	3 Story, Market Rate, Mixed Use
Knapp's Corner Flats	203	Grand Rapids	American Kendall Property Group	3 Story, Market Rate
The Grand Castle	460	Grandville	Land & Co.	Market Rate, Parking Ramp
The Haven	192	Grandville	American Kendall Property Group	3 Story, Market Rate, Garden Style
Georgetown Apartments	200	Hudsonville	Land & Co	Market Rate, Garden Style w/ Garage, Expansion
Valley Vista Apartments	84	Hudsonville	Koetje Builders, Inc	Phase II Expansion, Market Rate
Coldbrook Creek	287	Midtown/ Medical Mile	Ambling Companies/Rise RE	4 Story, Market Rate, Mixed Use
6601 Lake Michigan Drive Apartments	63	West Side Neighborhood	Cherry Street Capital	Market Rate, Mixed Use
Grandview Place	93	West Side Neighborhood	The Woda Group	Market Rate & Affordable Housing
Grand Rapids Total	2,426			
Kalamazoo				
Project	Units	Area/District	Developer	Description
Peregrine 100 Building	12	CBD	Peregrine Co.	Market Rate, Mid-Summer 2017, Old PNC Bank
Harrison Circle	100	CBD	NoMi Developers LLC	Market Rate, Mixed Use
Greenspire Apartments V	180	Portage	The Hinman Company	Market Rate, Phase V Expansion
Kalamazoo Total	292			
Lakeshore				
Project	Units	Area/District	Developer	Description
West Wind Place	119	Allendale	Biltmore LLC	Market Rate, Garden Style, Spring 2017
The Enclave	100	Allendale	Richland Development	Student, Phase 2 Fall 2016
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
Platinum Pines	71	Muskegon	Platinum Pines LLC	Market Rate, Garden Style w/ Garage
Lakeshore Total	674			
Lansing				
Project	Units	Area/District	Developer	Description
Somerset Park	88	Bath	Eyde Development	Phase II Expansion, Market Rate, Garden Style
Metro Place	148	CBD	Y Site, LLC	Market Rate, Mixed Use, 250 Parking Spaces
Lansing Towers	140	CBD	Princeton Enterprises	Mid-Rise, Market Rate, Under Renovation
The Ridge at the Quarry	70	Dewitt	DTN Management Company	Garden Style, Market Rate
SkyVue	359	Eastfield	Ambling Companies/Rise RE	9 Story, Market Rate
1855 Place	189	East Lansing	MSU	Student, Mixed Use
300 Grand/Gateway	39	East Lansing	DTN Management/Development	4 story, Market Rate, Mixed Use
Cottages of East Lansing	27	East Lansing	CC Abbott Road LLC	Market Rate, Cottage Style, Student
Garten Haus Apartments	21	East Lansing	DTN Management/Development	Student Housing
The Reserve at Falcon Point	120	East Lansing	Village Green	2 Story, Market Rate
Bailey Elementary School	30	East Lansing	PK Developments/Capital Area Housing Partnership	Senior, Affordable, Mixed Use, Adaptive Reuse, Est. Completion: Fall 2017
Spartan Village Apartments (Redevelopment)	-	East Lansing	Michigan State University RHS	Student, Mixed Use, 1,200 Beds
Stonehouse Village	84	East Lansing	Stonehouse Village/Cron Management LLC	Phase VI Expansion, Market Rate, Mixed Use
Park District Redevelopment/ Albert Ave@ Abbot Rd	77	East Lansing	Strathmore Development/ Crouch Investment Group	7-8 Story, Market Rate, Mixed Use, Parking Ramp
Red Cedar Flats	122	East Lansing	Strathmore Development Company	Market Rate, Mixed Use, Completion Fall 2017
Willoughby Estates	269	Holt	Weiland-Davco Corporation	3 Story, Market Rate, Garden Style Townhomes

Under Construction (Continued)

Lansing

Project	Units	Area/District	Developer	Description
Prestwick Village	91	Holt	Gryphon Group	Market Rate & Affordable Housing
East Town Flats	39	Lansing	Gillespie Group	4 Story, Market Rate, Mixed Use
Times Square	21	Okemos	Eyde Development	3 Story, Market Rate, Garden Style
Okemos Pointe Phase I	166	Okemos	TA Forsberg, Inc.	Market Rate, 6,214 S.F. Commercial Space, Est. Completion Summer 2017
Lansing Total	2,100			
Total	5,492			

Approved/Proposed

Grand Rapids

Project	Units	Area/District	Developer	Description
Panther Ridge Phase I & II	82	Caledonia	Highpoint RE & Development	Phase I: Student Housing, 19 Units with 66 Beds
Meadowbrooke	492	Cascade Township	Edward Rose & Son	Market Rate, Garden Style
Ottawa & Lyon Apartments	123	CBD	Orion Real Estate Solutions/ Midtown Properties	15 story, Market Rate, Mixed Use, Est. Construction Start: 2017
Hinman Tower	255	CBD	The Hinman Company	42 Story, Market Rate, Mixed Use
Firestone Lofts	21	CBD	Third Coast Development	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
616 Lofts on Wealthy	75	Easttown	616 Development	Market Rate, Mixed Use
1201 Wealthy Apartments	23	Easttown	Steve Bratschie	Market Rate, Mixed Use
850 44th Street	19	Georgetown Charter Township	Great Lakes Convenience	Market Rate, Townhomes
St. James Apartments	52	Grand Rapids	Genesis NPHC/Dwelling Place NPHC	Affordable Housing
Harrison Park Family Housing Initiative	68	Grand Rapids	Dwelling Place NPHC	Affordable Housing
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
12 Weston	42	Grand Rapids	LC Consultants, LLC	Affordable Housing
Springs at Knapp's Corner	240	Grand Rapids	Continental Properties Company	2 Story, Market Rate, Garden Style
Heritage Place	86	Heritage Hill	Orion Real Estate Solutions	4 story, Market Rate
Woodfield Apartments	180	Kentwood	Land & Co	Market Rate, Garden Style, Expansion
Diamond Place	165	Midtown/ Medical Mile	Third Coast Development/PK Development	Market Rate & Affordable Housing, Mixed Use
637,645, & 649 Michigan St	44	Midtown/ Medical Mile	Third Coast Development	Market Rate, Mixed Use
601 Bond Ave	140	Midtown/ Medical Mile	Time Equities	16 Story, Market Rate, Mixed Use, Parking Ramp
Bridge & Stocking Apartments	197	West Side Neighborhood	Rockford Construction /ICCF NHC/CCA	5 story, 133 Market Rent, 64 Affordable
Leo & Alpine	36	West Side Neighborhood	Third Coast Development/PK Developments	Market & Affordable Housing, Mixed Use
St. Ann's House	150	West Side Neighborhood	St. Ann's Home Inc	Assisted Living, Phase I Expansion 16 Units, Phase II Expansion 134 Units, Est. Construction Start: Mid 2017
Lexington Elementary	39	West Side Neighborhood	Brinshore Development	Senior, Affordable Housing, Adaptive Reuse
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
Grand Rapids Total	3,355			

Kalamazoo

Project	Units	Area/District	Developer	Description
Silver Star Apartments	76	Battle Creek	Marvin D. Veltkamp	Phase III, Affordable Housing
S.W. Jr High School 390 W. Washington Ave	110	Battle Creek	Summit Investment Group Inc.	Market Rate, Approved
Keystone Lake	28	Battle Creek	Carroll Development	Expansion, Market Rate, Garden Style, Approved Est. Construction Start: 2017
4501 Arboretum Pky	241	Kalamazoo	American Kendall Property Group	Market Rate, Mixed Use
Arcadia Commons West	264	Kalamazoo	Ambling Companies/Rise RE	Market Rate, Mixed Use
Greenspire Apartments VI	104	Portage	The Hinman Company	Market Rate, Phase VI Expansion
Selinon Park	74	Portage	Full Circle Communities	Affordable Housing
West Town Apartments	47	Plainwell	Craftsmen Developments	Affordable Housing
Kalamazoo Total	944			

Approved/Proposed (Continued)

Lakeshore

Project	Units	Area/District	Developer	Description
Bayberry Pointe Apartments	52	Allendale	Springfield Partners, Inc	Expansion 52 Units
Campus View	138	Allendale	BBG Land Company North LLC	Student, Phase 3, 275 Beds
Pierce Place	24	Allendale	Langlois Development	Student, Townhomes
Mystic Woods East	48	Allendale	GSM Properties	Student, Townhomes, 192 Beds
Mystic Woods West	34	Allendale	GSM Properties	Student, Townhomes, 136 Beds
Hayward Wells Apartments	81	Benton Harbor	General Capital Group	Affordable Housing
1 West 5th Street Apartments	14	Downtown Holland	Uptown Developments LLC	Approved, Market Rate
Redstar Shores Apartments	60	Grand Haven	Redstar Shores LLC	Phase III Expansion
West Shore Apartments	120	Holland Township	Visser Brothers Inc	Market Rate, 306 Parking Spaces, Approved
North Pointe Apartments	192	Holland Township	Land & Co.	Phase II Expansion, Market Rate, Garden Style
Valley Vista Apartments	84	Hudsonville	Koetje Builders	Phase II Expansion, Construction Start: 2016
880 1st St	20	Muskegon	Orion Real Estate Solutions	5 Story, Market Rate, Mixed Use
HighPoint Flats	48	Muskegon	Orion Real Estate Solutions	Market Rate, Mixed Use
Berkshire Muskegon Apartments	87	Muskegon	General Capital Group	Senior, Affordable Housing/Market Rate
Lakeshore Total	1,002			

Lansing

Project	Units	Area/District	Developer	Description
Next Generation	51	East Lansing	Next Generation Investment Properties LLC	Market Rate, Mixed Use
122 Division St.	13	East Lansing	Lingg Brewer	Market Rate, Mixed Use
The Avenue on Grand River	192	East Lansing	Campus Village Communities	Student Housing
Bailey Elementary School	26	East Lansing	Capital Area Housing Partnership	Senior, Affordable, Mixed Use, Adaptive Reuse, Est. Completion: Fall 2017
341 Evergreen Ave	175	East Lansing	Convexity Properties	Market Rate, Mixed Use
100-140 W. Grand River Ave	177	East Lansing	Convexity Properties	Market Rate, Mixed Use, Efficient Units
Hannah Lofts/Hannah Farms East	296	East Lansing	Capstone Development Partners	Market Rate, Mixed Use, Apartments & 56 Townhomes
Trowbridge Plaza project	57	East Lansing	River Caddis Development LLC	Market Rate, Mixed Use
Walnut Park Apartments	72	Lansing	TWG Development	Affordable Housing
The Abigail Senior Apartments	60	Lansing	TWG Development	Assisted Living, Affordable Housing
Larch Street & Shiawassee Street	154	Lansing	MV Affordable Housing, LLC	Senior & Family Affordable Housing
Pepper Ridge	162	Lansing	Redwood Management	Market Rate, Ranch Style w/ Garage
3698 Okemos Rd	8	Okemos	Okemos Road/Metthew Hagan	Market Rate, Townhomes
Okemos Pointe Phase II & III	232	Okemos	TA Forsberg, Inc.	Market Rate, 20,000 S.F. Commercial Space
Executive Office Park	114	Okemos	Northwinds Investment Group	Market Rate, Mixed Use
Lansing Total	1,789			
Total	7,090			

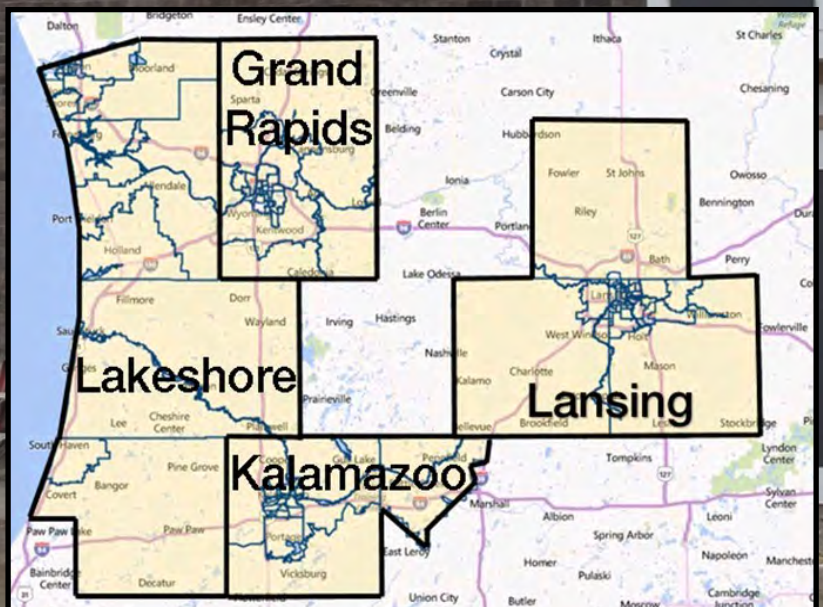
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