

Multifamily Construction Pipeline Report

West Michigan | Bi-annual - December 2019



Under Construction				
Grand Rapids				
Project	Units	Area/District	Developer	Description
Bradford Station	23	Belknap Lookout	Bazzani Building Company	Market Rate, Mixed Use, Efficient Units, Fall 2020
Hanover Townhomes of Caledonia	88	Caledonia	Orion Real Estate Solutions	Market Rate, Townhomes
Seven45 Stocking	50	Grand Rapids	The Woda Group	Affordable Housing, Completion Summer 2020
449 Bridge Street	44	Grand Rapids	Mission Management Service	Affordable Housing, Completion Summer 2020
Kensington Preserve	50	Grand Rapids	Fredrick R. Alt	Phase VI
Michigan Meadows	87	Grand Rapids	Orion Real Estate Solutions/Cusp Group	Market Rate, Townhomes, Completion June 2020
Beacon Hill at Eastgate	26	Grand Rapids	Rockford Construction	Senior Independent Living, Expansion
739 4th Street NW	13	Grand Rapids	O'Connor Development/Rockford Construction	Renovation of a church, Market Rate, Brownfield, Summer 2020
The Edge Flats On Seward	34	Grand Rapids	Common Wealth Co.	Affordable Housing
The Preserve at Woodfield	178	Kentwood	Land & Co.	Market Rate, Garden Style
Westtown At Wilson	209	Walker	Cherette Group and JAG Development	Market Rate, Garden Style, Completion Feb. 2020
Springs at the Reserve	300	Wyoming	Continental Properties	Market Rate, Luxury Apartments
HOM Flats at 28 West	226	Wyoming	Magnus Capital Partners/Arora	Affordable Housing
North Hillburn Apartments	48	Westside	Leonard West Apartments LLC	Market Rate, Townhomes, 2020
Stockbridge Apartments	64	Westside	Rockford Development/ICCF	5 Story, Affordable Housing, Mid-Rise, Completion Feb. 2020
Grand Rapids Total	1,440			
Kalamazoo				
Project	Units	Area/District	Developer	Description
The Milton	85	Battle Creek	MDH Development	19 Story, Market Rate, Mixed Use, First 2 floors are Office & Retail Space, Completion Jan. 2020
Edwards and Water	49	CBD	Catalyst Development	7 Story, Market Rate, Mixed Use, 290,000 Total S.F., 310 Parking Spaces, Est. Fall 2020
The Exchange	133	CBD	Phoenix Properties/Plaza Corp Realty Advisors	15 Story, Market Rate, Mixed Use, High Rise, 60,000 S.F. Commercial Space, Completion Jan. 2020
Harrison Circle	80	Kalamazoo	NoMi Developers	64 Units LIHTC, 16 Market Rate, Construction Begins: October 2019
The Creamery Apartments	48	Kalamazoo	Hollander Development	Market Rate/Affordable 15 Units Rent Restricted
400 Rose	135	Kalamazoo	Hinman Company/AVB Inc.	Market Rate, Mid-Rise, Completion March 2020
Arcadia Flats	197	WMU Campus	Western Michigan University	Student Housing, 353 Beds, Summer 2020
Kalamazoo Total	727			
Lakeshore				
Project	Units	Area/District	Developer	Description
ViewPoint	24	Allendale	Campus View Housing	Student Housing, Expansion, Completion Feb. 2020
Lakeshore Flats Apartments	156	Grand Haven	Lakeshore Gardens LLC	Market Rate
Gracious Grounds	24	Grand Haven	Lakeshore Gardens LLC	Market Rate, Senior Independent Living
Adam's Ridge Apartments	72	Holland	Gulker Group	Market Rate
North Point Phase 3	72	Holland	Land & Co.	Market Rate, Phase III
Quarterline Flats	175	Holland	Kendall Property Group	Market Rate
The Lofts @ West 8th	51	Holland	Geenen Dekock Properties	Market Rate, Phase I & II, Est. Completion Feb. 2020
24th + Waverly	236	Holland	Housing Next	Affordable Housing, Mixed Use, Townhomes
Black River Flats Apartments	216	Holland Township	Heyboer Development	Market Rate Est. Completion 2020
Henry Street Redevelopment	126	Norton Shores	RD Management	Market Rate
Harbour Pointe	34	Montague	Hollander Development	Affordable Housing, Funding Awarded
Lake View Lofts Phase II	20	Muskegon	Great Lakes Development Group	6 Story, Market Rate, Mixed Use
Platinum Pines Phase II	35	Muskegon	Platinum Pines LLC	Market Rate, Garden Style w/ Garage
Whitehall II Apartments	48	Whitehall	TJ Developments	Affordable Housing, Funding Awarded
Lakeshore Total	1,289			
Lansing				
Project	Units	Area/District	Developer	Description
The Quarry Phase III	30	DeWitt	DTN Management Company	Market Rate, Garden Style
Aspen Lakes Estates	102	Delhi Charter Township	DTN Management Company	Market Rate, Expansion

Redwood Living	200	Delhi Charter Township	Redwood	Market Rate
The Abbott	70	East Lansing	Weller Residential Housing & Apartments	Student Housing, Fall 2020 Preleasing
100 Grand River	176	East Lansing	Convexity Properties	Market Rate, Mixed Use, 236 Parking Spaces, Fall 2020
Genesee Street School	36	Eaton Rapids	DCI Financial Services	Market Rate, Loft Style, June 2020
N Hartel Rd	336	Grand Ledge	Richland Residential Inc.	Market Rate
Prestwick Village Phase II	50	Holt	Hovey Companies	2 Story, Affordable Housing, Phase II Expansion
Esker Square Apartments	60	Holt	The Gillespie Company	3 Story, Market Rate, Mixed Use
Capitol View Apartments	96	Lansing	Edye Company	Market Rate, High Rise, Starting Leasing Spring 2020
Volaris Development (The House)	286	Lansing	Waypoint Residential	Market Rate, Mid 2020
The Abigail Senior Apartments	60	Lansing	TWG Development	Affordable Housing, Assisted Living
Block 600	40	Lansing	Gillespie Company	Market Rate, Mixed Use, Urban Meijer Market, Summer 2020
Provident Place	33	Lansing	Gillespie Company	4 Story, Market Rate, Mixed Use, Feb. 2020
Metro Place Apartments	148	Lansing	Lawton Group Development	4 Story, Market Rate, Mixed Use, 250 Parking Spaces
Capitol Park Center	48	Lansing	LC Consultants LLC	25/75 Affordable/Market Rate
Walnut Street/Ferris Manor	32	Lansing	Capital Area Housing Partnership	Affordable Housing, Funding Awarded
Elevation at Okemos Pointe Phase III	50	Okemos	TA Forsberg, Inc.	Market Rate, Mixed Use, 25,000+ S.F. Commercial Space, Approved
Maple Street Lofts/154 W Maple	100	Mason	Red Oak Holdings	Market Rate, Mixed Use, Urban Product
Lansing Total	1,953			
Total	5,409			
Approved/Proposed				
Grand Rapids				
Project	Units	Area/District	Developer	Description
Village East PUD	96	Ada	Orion Real Estate Solutions	2-4 Stories, Market Rate, Garages
GVSU Belknap/Belknap Place	50	Belknap Lookout	Third Coast Development/PK Housing	70/30 Affordable/Market Rate, Townhomes
Meadowbrook Apartments	492	Cascade Township	Edward Rose & Sons	Market Rate
Boston Square	215	Grand Rapids	Amplify GR	Market Rate/Affordable Housing, Mixed Use
Eastern Lofts	70	Grand Rapids	MVAH Partners	Affordable Housing
Madison Lofts	22	Grand Rapids	Madison Lofts LDHA LLC	Affordable Housing
Forest Hills Preserve Apartments	176	Grand Rapids	Fulton Properties Co.	Market Rate
North End Lofts	36	Grand Rapids	The Establishment Group	Market Rate
Samaritas Grand Rapids	52	Grand Rapids	Samaritas Affordable Living	Affordable Housing, Senior Housing
West Garfield Apartments	26	Grand Rapids	LINC Up	Affordable Housing
3300 East Beltline	320	Grand Rapids	Watermark Residential	Market Rate
Bradley Commons	70	Grand Rapids	The Woda Group	Affordable/Market Rate
Grand Monroe	83	Grand Rapids	Third Coast Development/PK Housing	Affordable Housing
Antoine Court	50	Grand Rapids	Grand Rapids Housing Commission	Affordable Housing, Funding Awarded
Ferguson Apartments	119	Grand Rapids	Dwelling Place	Affordable Housing, Funding Awarded
West Garfield	26	Grand Rapids	LINC Up	Affordable Housing, Funding Awarded
Tapestry Square Senior Living	50	Grand Rapids	ICCF	Affordable Housing
Rivertown Commons	437	Grandville	West View Properties LLC	Market Rate
Hathaway Green PUD	216	Greenville	Maple Grove Property Management	Market Rate
Orchard View PUD Apartments	80	Rockford	Visser Development	Market Rate
Springs at the Reserve	300	Wyoming	Continental Properties	Market Rate, Luxury Apartments
Grand Rapids Total	2,986			
Kalamazoo				
Project	Units	Area/District	Developer	Description
390 S. Washington Ave	110	Battle Creek	Summit Investments Group Inc.	Market Rate, Approved
Silver Star III Apartments	76	Battle Creek	Medallion Management	3 Story, Affordable Housing, Phase III Expansion
The Lofts at Milnes Plaza	50	Coldwater	Spire Development	4 Story, Urban Style Building, Affordable Housing
Brook Haven	75	Kalamazoo	Intrepid Professional Group	Affordable Housing, Age Restricted
Kalamazoo River Apartments	120	Kalamazoo	River Caddis Development Corp	Market Rate, Mixed Use, 12,500 S.F. Comm.
Kalamazoo Total	431			
Lakeshore				
Project	Units	Area/District	Developer	Description
Peerless Apartments & Flats	124	Grand Haven	River Caddis Development/AVB Inc.	3-4 Stories, Market Rate

Approved/Proposed (Continued)

Lakeshore

Project	Units	Area/District	Developer	Description
The Shops at Westshore	341	Holland	VERSA Development	Market Rate/Affordable Housing, Mixed Use, Multiple Phases
South River	36	Holland	Principal Investment Group	Market Rate
275 E. Lakewood	183	Holland Township	Geerlings Development Co.	Market Rate
Authentix Quincy Street	264	Holland Township	Continental Properties	Market Rate
South Blendon Vista Apartments	200	Hudsonville	Sheldon Investors LLC	Market Rate, 500 Parking Spaces
The Leonard	18	Muskegon	Sweet Water Development	Market Rate, Construction Begins Spring 2020
Foundry Square	130	Muskegon	Great Lakes Development Group	Market Rate
Lakeshore Total	1,296			

Lansing

Project	Units	Area/District	Developer	Description
1201 E. Clark Rd	474	DeWitt	Eyde Co.	Market Rate, Mixed Use, Senior, Phase I Expansion
ParkPlace East & West	317	East Lansing	Royal/Vlahakis Development	12 Story, Mixed Use, 46 Affordable Units
Gaslight Village	43	East Lansing	Tailwind Group	Student Housing, Cottages, 86 Beds
The Avenue on Grand River	222	East Lansing	Campus Village Communities	Student Housing
The Wing	130	Lansing	TA Forsberg, Inc.	Market Rate, Shipping Container Construction
2756 E. Grand River Ave	49	Okemos	The Woda Group	Affordable Housing
Red Cedar Manor	88	Okemos	Meridian Investment Group	Market Rate, Mixed Use, 3,115 S.F. Comm.
Village of Okemos	194	Okemos	True North Development	Market Rate, Mixed Use, 33 Townhomes, Construction Begin 2020
Newton Pointe	218	Okemos	DTN Management Company	Market Rate, Mixed Use
Lakeshore Total	1,735			
Total	6,448			



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