

Multifamily Construction Pipeline Report

West Michigan | Bi-annual • June 2018



Under Construction

Grand Rapids

Project	Units	Area/District	Developer	Description
The Knoll Townhomes of Ada	72	Ada	Orion Real Estate Solutions	Townhomes, Market Rate
Studio Park Apartments	135	CBD	Area 5 Development	Celebration Cinemas Development, Market Rate, Mixed Use, Sept. 2019
234 Market	235	CBD	Maplegrove Property Management	11 story, Market Rate, Mixed Use, Est. Completion: 2018
Burton Ridge Phase III	69	Grand Rapids	Lambrecht Associates	Market Rate, Apartments & Townhomes
Beckwith Place Apartments	64	Grand Rapids	Fulton Properties Co	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	522	Grandville	Land & Co	Market Rate, Parking Ramp
Heritage Place	86	Heritage Hill	Orion Real Estate Solutions	4 Story, Market Rate
Diamond Place	165	Midtown/ Medical Mile	Third Coast Development	4 Story, Market Rate, Mid-Rise
Midtown CityZen	44	Midtown/ Medical Mile	Third Coast Development	4 Story, Market Rate, Mixed Use
601 Bond	202	North Monroe	Time Equities	16 Story, Market Rate, Mixed Use, Parking Ramp
Meadows Creek Flats	66	Rockford	Gulker Group	Market Rate, Townhomes
Bayberry Pointe Apartments	52	Standale	Springfield Partners, Inc	Expansion, Market Rate
Leo & Al	36	West Side Neighborhood	Third Coast Development/ PK Developments	Market & Affordable Housing, Mixed Use
The Hendrik	180	West Side Neighborhood	Rockford Development Group/ ICCF	5 Story, 116 Market Rate, 64 Affordable, Mid-Rise
Grand Rapids Total	2,379			

Kalamazoo

Project	Units	Area/District	Developer	Description
Heritage of Battle Creek	28	Battle Creek	Scott Ganton	Senior Housing
The Exchange	133	CBD	Phoenix Properties/Plaza Corp Realty Advisors/Orion Construction	15 Story, Market Rate, Mixed Use, High Rise, 60,000 S.F. Commercial Space, March 2019
Edward & Water Street	49	CBD	Catalyst Development	7 Story, Market Rate, Mixed Use, 290,000 Total S.F. 310 Parking Spots
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, Oct. 2018
Greenspire Apartments Phase V	76	Portage	The Hinman Company	Market Rate, Phase V Expansion
Kalamazoo Total	979			

Lakeshore

Project	Units	Area/District	Developer	Description
The Alpine at Allendale	108	Allendale	Zimmer Development Company	Student, Market Rate, Garden Style
Benton Harbor Apartments	81	Benton Harbor	General Capital Group	Affordable Housing, Fall 2018
The Haven at Grand Landing Phase II	120	Grand Haven	Eyde Development	Phase II Expansion, Market Rate
Piper Lake Apartments Phase II	108	Grand Haven	Cherette Group	Phase II, Market Rate, Garden Style w/ Garage
50 West 1 Apartments	16	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 Phase II	84	Hudsonville	Koetje Builders	Phase II Expansion, Market Rate
The Liberty Building	20	Muskegon	Orion Real Estate Solutions	5 Story, Market Rate, Fall 2018
Lake View Lofts/The Leonard	20	Muskegon	Great Lakes Capital	6 Story, Market Rate, Mixed Use
Platinum Pines Phase II	35	Muskegon	Platinum Pines LLC	Market Rate, Garden Style w/ Garage
1100 Block Colby Street Apartments	12	Whitehall	BAP Rentals LLC	Market Rate, Garden Style
Lakeshore Total	804			

Lansing

Project	Units	Area/District	Developer	Description
The Quarry Phase II & III	190	DeWitt	DTN Management Company	Market Rate, Garden Style
Quarters at East Lansing	212	East Lansing	The Tailwind Group	3 Story, Market Rate, Garden Style
City Center	273	East Lansing	Harbor Bay Real Estate Advisors	Market Rate, Mixed Use, Mini Target on Property, 715 Parking Spaces, 42,485 SF Commercial Space
The Hub at East Lansing	347	East Lansing	Core Campus	10 Story, Student Housing
Willoughby Estates	269	Holt	Weiland Corp/ Maplegrove Properties	3 Story, Market Rate, Gated Community
Provident Place	33	Lansing	Gillespie Group	4 Story, Market Rate, Mixed Use, 2018
Pepper Ridge II	79	Lansing	Redwood Living	Market Rate, Ranch Style
Metro Place Apartments	148	Lansing	Lawton Group Development	4 Story, Market Rate, Mixed Use, 250 Parking Spaces
Walnut Park Apartments	72	Lansing	TWG Development	4 Story, Affordable Housing
Elevation at Okemos Pointe Phase I	166	Okemos	TA Forsberg, Inc	3 Story, Market Rate, 6,214 S.F. Commercial Space
Lansing Total	1,789			
Total	6,051			

Approved/Proposed

Grand Rapids

Project	Units	Area/District	Developer	Description
Green Acres of Caledonia	40	Caledonia	Maas Development	Assisted Living, Market Rate
Meadowbrook Apartments	492	Cascade Township	Edward Rose & Sons	Market Rate
Cascade Trails Senior Living	104	Cascade Township	Leisure Living Management	Market Rate, Senior Housing, 30 Assisted Living Units, 54 Independent Living Units
616 Lofts on Plainfield	85	Creston Neighborhood	616 Development	Mid-Rise, Market Rate, Mixed Use, Partially Affordable
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
Trowbridge & Lafayette	-	Grand Rapids	Three CPK/Third Coast/PK Housing	Market Rate & Affordable Housing, Land owned by GVSU
Samaritas Grand Rapids	52	Grand Rapids	Samaritas	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
Michigan Meadows	88	Grand Rapids	Orion Real Estate Solutions/Cusp Group	Market Rate, Townhomes
Forest Hills Preserve Apartments	176	Grand Rapids	Fulton Properties Co	Market Rate
2919 Leonard Street	16	Grand Rapids	Puritan Reformed Theological Seminary	Student and Family Housing
Harrison Park Family Housing Initiative	68	Grand Rapids	Dwelling Place NPHC	Affordable Housing
Keeler Flats Phase I & II	132	Grand Rapids	WM Development and Dombrowski Consulting	Affordable Housing
Kensington Preserve	50	Grand Rapids	Fredrick R. Alt	Phase VI
Eastern Village Phase I & II	72	Grand Rapids	LINC Community Revitalization	Affordable Housing, Mixed Use, Phase I & II
Seven45 Stocking	50	Grand Rapids	The Woda Group	Affordable Housing
St. James Apartments	52	Grand Rapids	Genesis NPHC/Dwelling Place NPHC	Affordable Housing
Village at Thirteen Hundred	56	Grand Rapids	Village at Thirteen Hundred LLC	Market Rate, Townhomes
Woodfield Apartments	180	Kentwood	Land & Co	Market Rate, Garden Style, Expansion
616 Lofts on Wealthy	75	Uptown	616 Development	Market Rate, Mixed Use, Partially Affordable
Bridge Street & Lexington Ave	50	West Side Neighborhood	Rockford Construction	Market Rate
St. Ann's House	150	West Side Neighborhood	St. Ann's Home Inc	Assisted Living, Phase I 16 Units, Phase II Expansion 134 Units
New Horizons	12	Wyoming	Grandview Ventures	Townhomes
Grand Rapids Total	2,199			

Kalamazoo

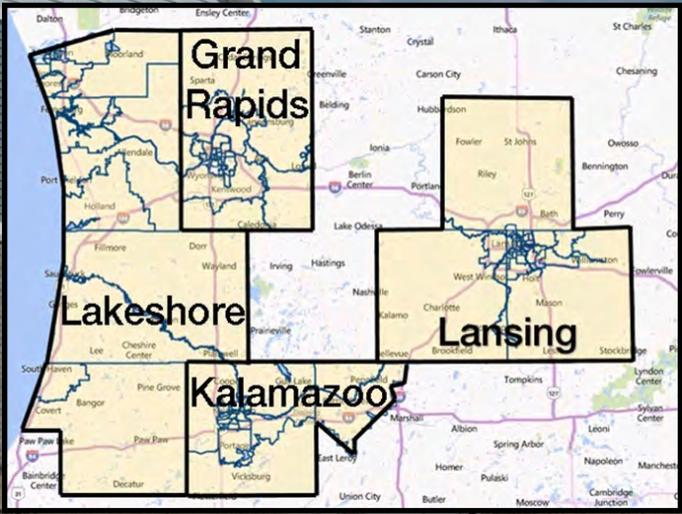
Project	Units	Area/District	Developer	Description
Heritage Tower	87	Battle Creek	MDH Development	19 Story, Market Rate, Mixed Use, First 2 floors are Office & Retail Space
390 S. Washington Ave	110	Battle Creek	Summit Investments Group Inc.	Market Rate, Approved
Silver Star III Apartments	76	Battle Creek	Medallion Management	Phase III, 3 Story, Affordable Housing
The Lofts at Milnes Plaza	50	Coldwater	Spire Development	4 Story, Urban Style Building, Affordable Housing
Arcadia Commons West	264	Kalamazoo	Ambling Companies/Rise RE	Market Rate, Mixed Use
Lovell & Rose	135	Kalamazoo	Hinman Company/AVB Inc	Market Rate
Village of Kalamazoo Apartments	164	Kalamazoo	Hope Network and Dwelling Place NPHC	Rehabilitation, Affordable Housing
Lot 9	50	Kalamazoo	Catalyst Development	Market Rate, Mixed Use
Harrison Circle	100	Kalamazoo	NoMi Developers	3 Story, Mixed Use
Brook Haven	73	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. Commercial Space
Greenspire Apartments Phase VI	120	Portage	The Hinman Company	Market Rate, Phase VI Expansion
Pennridge Trail	135	Portage	WestView Capital Partners	Market Rate
Lovers Lane	61	Portage	Jensco Properties LLC	Market Rate
Selinon Park	74	Portage	Full Circle Communities	Affordable Housing
Kalamazoo Total	1,619			

Lakeshore

Project	Units	Area/District	Developer	Description
43 North Apartments	60	Grand Haven	Embassy Group	Phase III Expansion, Market Rate
Centennial Park Apartments	54	Holland/Zeeland	General Capital Group	Affordable Housing

Approved/Proposed (continued)

Lakeshore				
Project	Units	Area/District	Developer	Description
Macatawa Farms Apartments	216	Holland Township	-	Market Rate, Approved
North Pointe Apartments	192	Holland Township	Land & Co	Phase III Expansion, Market Rate, Garden Style
South Blendon Vista Apartments	200	Hudsonville	Sheldon Investors LLC	Market Rate, 500 Parking Spaces
Watermark Center Lofts	170	Muskegon	-	Expansion, Market Rate
Lake View Lofts Phase II	20	Muskegon	Great Lakes Capital	6 Story, Market Rate, Mixed Use
Windward Pointe	-	Muskegon	Pure Muskegon LLC	Market Rate, Senior Housing Available
Lakeshore Total	912			
Lansing				
Project	Units	Area/District	Developer	Description
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
White Oak Place	69	East Lansing	Community Resource Management	5 Story, Mixed Use
100 Grand River	176	East Lansing	Convexity Properties	Market Rate, Mixed Use, 236 Parking Spaces
The Avenue on Grand River	222	East Lansing	Campus Village Communities	Student Housing
Chandler Lofts	182	East Lansing	Westpac Investments	Student Housing
Hannah Farms East	159	East Lansing	Capstone Development Partners	Student, Mixed Use, 9 Townhome Buildings
Sorority House	41	East Lansing	Next Generation Investment Properties	Student Housing, 41 Beds
Prestwick Village Phase II	50	Holt	Hovey Companies	Phase II, 2 Story, Affordable Housing
Esker Square Apartments	60	Holt	The Gillespie Company	3 Story, Mixed Use, Market Rate
Oak Grove Apartments	52	Jackson	Herman & Kittle Properties	Affordable Housing
Albert Kahn Housing	73	Jackson	General Capital Group	Affordable Housing
Vista at the Heights	500	Lansing	DTN Management	5 Story, Phase II, Market Rate
The Abigail Senior Apartments	60	Lansing	TWG Development	Assisted Living, Affordable Housing
Porter Senior Living	98	Lansing	California Commercial Investment Group	Market Rate, Senior Living
Elevation at Okemos Pointe Phase II & III	232	Okemos	TA Forsberg, Inc.	Market Rate, Mixed Use, 25,000+ S.F. Commercial Space, Approved
Maple Street Lofts/154 W Maple	100	Manson	Red Oak Holdings	Market Rate, Mixed Use, Urban Product
Lansing Total	2,422			
Total	7,152			



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