

Multifamily Construction Pipeline Report

West Michigan | Bi-annual - June 2019



Under Construction

Grand Rapids

Project	Units	Area/District	Developer	Description
GVSU Belknap	50	Belknap Lookout	Third Coast Development/PK Housing	70/30 Affordable/Market Rate, Townhomes
Cascade Trails Senior Living	104	Cascade Township	Leisure Living Management	Market Rate, Senior Housing, 30 Assisted Living Units, 54 Independent Living Units
Meadowbrook Apartments	492	Cascade Township	Edward Rose & Sons	Market Rate
Studio Park Apartments	106	CBD	Olsen Loeks Development	Celebration Cinemas Development, Market Rate, Mixed Use, Sept. 2019
12 Weston	22	CBD	Rockford Construction	3 Story, Market Rate, Mixed Use
Cardinal Point Apartments on Knapp	14	Grand Rapids	111 Halo LLC	Market Rate, Church Renovation for 5 Units, Brand New Building for 9 Units
Kensington Preserve	50	Grand Rapids	Fredrick R. Alt	Phase VI
Michigan Meadows	87	Grand Rapids	Orion Real Estate Solutions/Cusp Group	Market Rate, Townhomes
Garfield Park Lofts	36	Grand Rapids	Orion Real Estate Solutions/LINC UP	Affordable Housing
Village at Thirteen Hundred	56	Grand Rapids	Village at Thirteen Hundred LLC	Market Rate, Townhomes
Traditions At Rivertown Park Senior Living	80	Grandville	Redstone Group	Market Rate, Senior Living
Woodfield Apartments	180	Kentwood	Land & Co.	Market Rate, Garden Style, Expansion
The Townhomes at Two Rivers	80	Lowell	Two Rivers Townhomes Development LLC	Market Rate
The Valley Townhomes	78	Plainfield	The Embassy Group LLC	Market Rate, Townhomes
Westown At Wilson	209	Walker	Cherette Group and JAG Development	Market Rate, Garden Style
North Hillburn Apartments	48	Westside	Leonard West Apartments LLC	Market Rate, Townhomes
Stockbridge Apartments	64	Westside	Rockford Development/ICCF	5 Story, Affordable Housing, Mid-Rise
Grand Rapids Total	1,756			

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
Edwards and Water	49	CBD	Catalyst Development	7 Story, Market Rate, Mixed Use, 290,000 Total S.F., 310 Parking Spaces, Est. 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
The Creamery Apartments	48	Kalamazoo	Frederick Construction Inc.	Market Rate
400 Rose	135	Kalamazoo	Hinman Company/AVB Inc.	Market Rate, Mid-Rise, Fall 2020
Coopers Landing Apartments Phase II	380	Kalamazoo	Land & Co	2 Story, Market Rate, Garden Style
Parkway Flats Phase II	115	Kalamazoo	American Kendall Property Group	Market Rate, Low-Rise
Selinon Park	75	Portage	Full Circle Communities	Affordable Housing
Arcadia Flats	197	WMU Campus	Western Michigan University	Student Housing, 353 Beds, Fall 2020
Kalamazoo Total	1,217			

Lakeshore

Project	Units	Area/District	Developer	Description
ViewPoint	24	Allendale	Campus View Housing	Student Housing, Expansion
Lakeshore Gardens Apartments	156	Grand Haven	Lakeshore Gardens LLC	Market Rate
Adam's Ridge Apartments	72	Holland	Gulker Group	Market Rate
North Pointe Apartments	192	Holland Township	Land & Co.	Market Rate, Garden Style, Phase III Expansion
Georgetown Apartments	200	Hudsonville	Land & Co.	Market Rate, Garden Style W/ Garage, Expansion
Valley Vista Apartments Phase II	84	Hudsonville	Koetje Builders	Market Rate, Phase II Expansion
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
Lakeshore Total	783			

Lansing

Project	Units	Area/District	Developer	Description
The Quarry Phase III	30	DeWitt	DTN Management Company	Market Rate, Garden Style
The Hub at East Lansing	347	East Lansing	Core Campus	Student Housing, Fall 2019
The Landmark	273	East Lansing	Harbor Bay Real Estate Advisors	Student Housing and Market Rate, Fall 2019
100 Grand River	176	East Lansing	Convexity Properties	Market Rate, Mixed Use, 236 Parking Spaces

Park District Redevelopment	77	East Lansing	Convexity Properties	7 Story, Market Rate, Mid-Rise, 2020
Newman Lofts	91	East Lansing	Harbor Bay Real Estate Advisors	Market Rate, Mixed Use, September 2019
The Abbott	70	East Lansing	Weller Residential Housing & Apartments	Student Housing, Fall 2020 Preleasing
Oliver Tower	96	Lansing	Eyde Co.	Market Rate, Redevelopment
The House Redevelopment	286	Lansing	Waypoint Residential	Market Rate, Mid 2020
The Abigail Senior Apartments	60	Lansing	TWG Development	Affordable Housing, Assisted Living
Block 600	36	Lansing	Gillespie Company	Market Rate, Mixed Use, Urban Meijer Market
Provident Place	33	Lansing	Gillespie Company	4 Story, Market Rate, Mixed Use, July 2019
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
Elevation at Okemos Pointe Phase II	182	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	2,053			
Total	5,809			

Approved/Proposed

Grand Rapids

Project	Units	Area/District	Developer	Description
Coit Square	43	Belknap Lookout	RJM Properties	Market Rate
Michigan Street Apartments	43	Grand Rapids	Redstone Group	2 Story, Market Rate
Norris - 623 Eastern	85	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
Keeler Flats Phase I & II	132	Grand Rapids	WM Development	Affordable Housing
Samaritas Grand Rapids	52	Grand Rapids	Samaritas Affordable Living	Affordable Housing, Senior Housing
Seven45 Stocking	50	Grand Rapids	The Woda Group	Affordable Housing
West Garfield Apartments	26	Grand Rapids	LINC Up	Affordable Housing
Beacon Hill at Eastgate	26	Grand Rapids	Rockford Construction	Senior Independent Living, Expansion
3300 East Beltline	320	Grand Rapids	Watermark Residential	Market Rate
Bradley Commons	70	Grand Rapids	The Woda Group	Affordable/Market Rate
739 4th Street NW	13	Grand Rapids	O'Connor Development	Renovation of a church, Market Rate, Mixed Use, Brownfield
Antoine Court	50	Grand Rapids	Grand Rapids Housing Commission	Affordable Housing, Funding Awarded
The Edge Flats On Seward	34	Grand Rapids	Common Wealth Co.	Affordable Housing, Funding Awarded
Ferguson Apartments	119	Grand Rapids	Dwelling Place	Affordable Housing, Funding Awarded
Plaza Franklin Apartments	24	Grand Rapids	Dwelling Place	Affordable Housing, Funding Awarded
Plaza Grandville Apartments	24	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, Funding Awarded
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
Four Mile Apartments	12	Walker	Steve Visser Builder LLC	Market Rate
Springs at the Reserve	300	Wyoming	Continental Properties	Market Rate, Luxury Apartments
Grand Rapids Total	2,481			

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
Lake Street and E. Stockbridge	90	Kalamazoo	Kalamazoo County Housing Choices	80/20 Affordable/Market Rate
Harrison Circle	80	Kalamazoo	NoMi Developers	64 Units LIHTC, 16 Market Rate, Construction Begins: October 2019
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	601			

Approved/Proposed (Continued)

Lakeshore

Project	Units	Area/District	Developer	Description
Peerless Apartments & Flats	124	Grand Haven	River Caddis Development/AVB Inc.	Market Rate
Gracious Grounds	24	Grand Haven	Lakeshore Gardens LLC	Market Rate, Senior Independent Living
Quarterline Flats	175	Holland	Kendall Property Group	Market Rate
24th + Waverly	212	Holland	Housing Next	Affordable Housing, Mixed Use, Townhomes
South River	36	Holland	Principle Investment Group	Market Rate
40 W. 16th St.	48	Holland	Samaritas	Affordable Housing, Senior Living
Macatawa Farms Apartments	216	Holland Township	Geerlings Development Co.	Market Rate, Approved
South Blendon Vista Apartments	200	Hudsonville	Sheldon Investors LLC	Market Rate, 500 Parking Spaces
Henry Street Redevelopment	126	Norton Shores	RD Management	Market Rate
Harbour Pointe	34	Montague	Hollander Development	Affordable Housing, Funding Awarded
880 First St.	40	Muskegon	Core Development	Market Rate
The Leonard	18	Muskegon	Sweet Water Development	Market Rate
Foundry Square	130	Muskegon	Great Lakes Development Group	Market Rate
Whitehall II Apartments	48	Whitehall	TJ Developments	Affordable Housing, Funding Awarded
Lakeshore Total	1,431			

Lansing

Project	Units	Area/District	Developer	Description
Aspen Lakes Estates	102	Delhi Charter Township	DTN Management Company	Market Rate, Expansion
Redwood Living	200	Delhi Charter Township	Redwood	Market Rate
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
Sorority House	54	East Lansing	Next Generation Investment Properties	Student Housing
The Avenue on Grand River	222	East Lansing	Campus Village Communities	Student Housing
Genesee Street School	36	Eaton Rapids	DCI Financial Services	Market Rate, Loft Style
Beckley Rd & 6 Mile	300	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
Oak Grove Apartments	52	Jackson	Herman & Kittle Properties	Affordable Housing
Albert Kahn Housing	73	Jackson	General Capital Group	Affordable Housing
The Wing	130	Lansing	TA Forsberg, Inc.	Market Rate, Shipping Container Construction
Walnut Street/Ferris Manor	32	Lansing	Capital Area Housing Partnership	Affordable Housing, Funding Awarded
2756 E Grand River Ave	64	Okemos	The Woda Group	Affordable Housing
Red Cedar Manor	88	Okemos	Meridian Investment Group	Market Rate, Mixed Use, 3,115 SF Comm.
Village of Okemos	194	Okemos	True North Development	Market Rate, Mixed Use, 33 Townhomes
Elevation at Okemos Pointe Phase III	50	Okemos	TA Forsberg, Inc.	Market Rate, Mixed Use, 25,000+ S.F. Commercial Space, Approved
1730 Chief Okemos Circle	15	Okemos	Fedewa Holdings	Market Rate
Newton Pointe	218	Okemos	DTN Management Company	Market Rate, Mixed Use
Lakeshore Total	2,774			
Total	7,287			

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