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INTRODUCTION

7.2 square miles. That is Greater Downtown Detroit. A slice of Detroit’s 139-square mile geography. A 7.2 square mile collection of neighborhoods: Downtown, Midtown, Woodbridge, Eastern Market, Lafayette Park, Rivertown, and Corktown—and so much more.

Like-city centers globally, Greater Downtown Detroit is a nexus of activity—welcoming residents, employees, visitors and tourists. Greater Downtown contains high-rise and low-rise living, some of the city’s most storied neighborhoods, and many of Southeast Michigan’s leading education and medical institutions. Greater Downtown Detroit is the center of the city’s business world, home to our richest cultural assets, the region’s sports and entertainment hub, and serves as a bridge connecting communities across the region to opportunity and prosperity.

First released in early 2013, 7.2 SQ MI is the data story of a changing place. This updated version is a new snapshot that captures current information on residing, working, employing, visiting, living, playing, and investing in Greater Downtown. It helps us to understand where we were, where we are, and offers a glimpse into where we are going. It contextualizes Greater Downtown Detroit within the city, region, and country. It recognizes progress made in addressing some of the city’s challenges, while also highlighting opportunities for new successes.

As you flip through these pages, we invite you to join us in celebrating the progress made in Greater Downtown Detroit and welcome you to consider your role in the challenges and opportunities that lie ahead.

The Hudson-Webber Foundation
Detroit, Michigan, February 2015

Right:
M-1 Rail construction on Woodward Avenue in Downtown Detroit.
7.2 SQ MI is the data story of a physically and economically changing place.

Electronic materials and updates to 7.2 SQ MI can be viewed online at: detroitsevenpointtwo.com
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<td>WOODBRIDGE</td>
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<td>EASTERN MARKET</td>
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<td>LAFAYETTE PARK</td>
<td>20</td>
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<tr>
<td>RIVERTOWN</td>
<td>22</td>
</tr>
<tr>
<td>CORKTOWN</td>
<td>24</td>
</tr>
</tbody>
</table>
Greater Downtown Detroit is **7.2 SQ. MI.** in area. There are **35,037 people** or **4,278 people per SQ.MI.**

Greater Downtown Detroit

**Square Miles:** 7.2 SQ. MI.
**Population:** 35,037 people
**Density:** 4,278 people/SQ. MI.
**Median HH Income:** $20,681
**Employment:** 136,401 employees
**Housing Units:** 26,060 units
Detroit
- Square Miles: 139 SQ. MI.
- Population: 721,459 people
- Density: 5,190 people/SQ. MI.
- Median HH Income: $26,955

Wayne County
- Square Miles: 612 SQ. MI.
- Population: 1,822,469 people
- Density: 2,978 people/SQ. MI.
- Median HH Income: $41,504

Southeast Michigan
- Square Miles: 5,781 SQ. MI.
- Population: 9,897,264 people
- Density: 175 people/SQ. MI.
- Median HH Income: $58,481

Great Lakes
- Square Miles: 414,398 SQ. MI.
- Population: 64,440,104 people
- Density: 156 people/SQ. MI.
- Median HH Income: $52,031

United States
- Square Miles: 3,531,905 SQ. MI.
- Population: 309,138,711 people
- Density: 8.7 people/SQ. MI.
- Median HH Income: $53,046

Greater Downtown Detroit
- Square Miles: 7.2 SQ. MI.
- Population: 35,037 people
- Density: 4,278 people/SQ. MI.
- Median HH Income: $20,681

City of Cleveland
- Square Miles: 82 SQ. MI.
- Population: 396,815 people
- Density: 4,839 people/SQ. MI.
- Median HH Income: $26,556

City-Center Cleveland
- Square Miles: 7.7 SQ. MI.
- Population: 22,324 people
- Density: 2,888 people/SQ. MI.
- Median HH Income: $23,570

City-Center Pittsburgh
- Square Miles: 4.1 SQ. MI.
- Population: 305,704 people
- Density: 5,270 people/SQ. MI.
- Median HH Income: $38,029

City of Pittsburgh
- Square Miles: 58 SQ. MI.
- Population: 31,421 people
- Density: 7,682 people/SQ. MI.
- Median HH Income: $33,414

City-Center Minneapolis
- Square Miles: 6.6 SQ. MI.
- Population: 4,897,264 people
- Density: 7,682 people/SQ. MI.
- Median HH Income: $34,304

City of Minneapolis
- Square Miles: 58 SQ. MI.
- Population: 382,578 people
- Density: 6,596 people/SQ. MI.
- Median HH Income: $48,881

City-Center Philadelphia
- Square Miles: 4.7 SQ. MI.
- Population: 88,242 people
- Density: 18,695 people/SQ. MI.
- Median HH Income: $53,580

City of Philadelphia
- Square Miles: 135 SQ. MI.
- Population: 1,526,006 people
- Density: 11,304 people/SQ. MI.
- Median HH Income: $37,016

Michigan
- Square Miles: 56,539 SQ. MI.
- Population: 9,897,264 people
- Density: 175 people/SQ. MI.
- Median HH Income: $48,471

Chicago
- Square Miles: 265 SQ. MI.
- Population: 2,714,556 people
- Density: 1,062 people/SQ. MI.
- Median HH Income: $33,771

United States
- Square Miles: 3,531,905 SQ. MI.
- Population: 309,138,711 people
- Density: 8.7 people/SQ. MI.
- Median HH Income: $53,046
Right:
Historic homes in Woodbridge.
One square mile. That’s the size of Downtown Detroit, also known as Detroit’s Central Business District (CBD). In recent years, Downtown Detroit has flourished. It has attracted thousands of new employees and hundreds of new residents, demonstrating a healthy demand for the mix of renovation and new projects that are in the development pipeline.

Naturally, the CBD is the largest employment center in Greater Downtown approaching 85,000 employees. Major employers include General Motors, DTE Energy, Blue Cross Blue Shield of Michigan, Compuware, and the Rock/Quicken family of companies. Since 2010, the Rock/Quicken Loans family of companies has acquired over 9 million square feet of real estate, created 6,500 jobs in the city, and recruited over 120 companies and businesses as tenants. Blue Cross Blue Shield of Michigan has added over 2,000 jobs, bringing its Downtown team to over 6,000 employees. Recently, tech and creative industry firms have grown significantly along Woodward Avenue. Start-ups and major national corporations alike have sought a Downtown Detroit presence from Google, Microsoft, and Uber to Chrysler. In 2013, Downtown welcomed national advertising and marketing communications firm Lowe Campbell Ewald. In addition Downtown Detroit is the longtime home of the city and county governments as well as the region’s major financing, legal, accounting, and consulting firms.

Demand for Downtown living is at an all-time high. The area’s residential offerings – mostly apartments and condos in mid- and high-rises – are 98 percent occupied. Major new residential developments are under way in Capitol Park, Grand Circus Park, and along Woodward Avenue, totaling over 1,300 new units. There is projected market demand for over 500 new residential units annually.

Downtown is the city and region’s entertainment center. The Detroit Tigers, Lions, and Red Wings attract over 4 million fans annually. The Downtown boasts the second largest theatre district in the country with 13,000 seats. It is home to the Fox, Fillmore, and Gem theatres, as well as the Detroit Opera House and Music Hall. Downtown houses three casinos, MGM Grand, Greektown, and Motor City, and nearly 200 bars and restaurants.

Downtown welcomes millions of visitors each year and has more than 3,500 hotel rooms to lodge them. From major festivals and events such as Movement Electronic Music Festival and Detroit International Jazz Festival to the North American International Auto Show and the Detroit Marathon, the Downtown is active throughout all four seasons. Campus Martius Park, Detroit’s Gathering Place, has become a hub of much of this activity hosting over 650 performances, movies, and events as part of its summer placemaking activities. The energy continues into the fall and winter with the Christmas tree lighting and skating rink.
Home to major medical and educational institutions and the City’s cultural center, Midtown is one of the fastest developing areas in Detroit, with a growing residential base and opportunities for new construction and rehabilitation within its historic neighborhoods. Midtown represents a wide array of Detroit’s architectural history—from castles and Victorian homes to funky industrial buildings reimagined from their auto industry days.

Midtown is home to major anchor institutions—Wayne State University, the Detroit Medical Center, the Henry Ford Health System, and the College for Creative Studies. A collection of small neighborhoods makes up the community, including New Center, TechTown, Art Center, North Cass, Cass Park, and Brush Park.

The 3.3 square mile district is home to restaurants, galleries, community gardens, and markets. Midtown is one of the city’s most walkable communities.

The cultural capitol of the region, Midtown is home to the Detroit Institute of Arts (DIA), the Charles H. Wright Museum of African American History, the newly refurbished Detroit Historical Museum, the Museum of Contemporary Art Detroit (MOCAD), the Michigan Science Center, the Detroit Symphony Orchestra (DSO), and the Max M. Fisher Music Center. The Area hosts annual activities and events, such as Noel Night, Electricity, and ArtX.

Historic homes and apartments can be found in Art Center, Brush Park, Cass Park, and the West Canfield Historic District. There are also newer options spread throughout Midtown, such as converted loft buildings, contemporary apartments, townhomes, and condos.

There is high demand for the lifestyle and amenities this neighborhood offers, and apartment offerings are currently 97 percent occupied.

Midtown’s New Center district comes alive during the day, with one of the largest office populations in the area, including the employees and visitors of the Fisher, Albert Kahn, New Center One, and State of Michigan (Cadillac Place) buildings, and the Henry Ford Health System. The College for Creative Studies opened its second Greater Downtown campus in New Center in 2009 in the A. Alfred Taubman Center for Design Education (formerly General Motors’ Argonaut Building), which also hosts the Henry Ford Academy/School for Creative Studies middle and high schools. The area is attractive for its varied retail, restaurants, and entertainment venues, such as the Fisher Theatre and the newly renovated New Center Park, a three-season outdoor concert venue.
The tree-lined residential neighborhood of Woodbridge is on the National Register of Historic Places. A racially diverse, mixed-income community, the neighborhood is home to an eclectic mix of longtime owners and new renters, families, students, college professors, professionals, musicians, artists, and more.

Woodbridge is also home to a varied cultural scene, with destinations including the Contemporary Art Institute of Detroit, parks, a community garden, a bike shop, and a Buddhist Temple. The Woodbridge Pub offers residents a place to enjoy local and seasonal food and drink. This livable community houses a vibrant arts community and is located in close proximity to Wayne State University and Midtown’s cultural and retail amenities.
Corktown is Detroit’s oldest neighborhood and is listed on the National Register of Historic Places. Named for the Irish county of its immigrant founders, Corktown has a mix of historic homes, independent retail, restaurants, bars, and light industrial properties.

The neighborhood features an eclectic mix of historic and new single and multi-family housing from federal-style row houses and Victorian single-family homes to industrial loft conversions. Corktown is home to a growing number of incubator, live/work, and maker spaces to complement the small office and light industrial uses on the southern and western ends of the neighborhood. Additionally, Corktown boasts one of the best collections of independently-owned restaurant and retail stores in the city. Locally owned bars and restaurants line Michigan Avenue, anchored by popular favorites like Slows BBQ, Sugar House, Gold Cash Gold and Nemo’s sports bar, but retail activity extends beyond the main drag with unique shops dotting the neighborhood. North Corktown is the site of one of Detroit’s three casinos, MotorCity Casino, as well as the city’s only hostel, and multiple community gardens.

Two annual events bring thousands to the area: Detroit’s Annual St. Patrick’s Day parade and the annual Tour de Troit bike ride, which hosted more than 7,000 bike riders in 2014 for a 30-mile ride through the city. Additionally, Roosevelt Park which sits at the foot of Detroit’s most famous vacant building, the grand Michigan Central Station, has been the focus of community efforts to revitalize and program this iconic public space.
Eastern Market is the largest historic public market in the United States. Founded in 1891, it hosts both retail and wholesale markets. On any given Saturday, as many as 40,000 customers shop elbow-to-elbow for fruits, vegetables, breads, meats, specialty foods, jams, honey, cheeses, spices, herbs, plants and flowers—all from the marvelous bounty of farms from Michigan, Ohio, and Ontario.

The district is home to more than 550 vendors and merchants. In addition to its Saturday market, Eastern Market also hosts a seasonal Tuesday Market from July to October, a Sunday Street Market of locally made goods, and a summer Third Thursdays offering family-friendly food and entertainment.

The district includes a diverse array of specialty retail shops, restaurants, a community garden, and access to the River Walk via the Dequindre Cut Greenway. A lively arts scene is also emerging with galleries and studios growing with local, national, and international artists collaborating on projects from the Red Bull House of Art to public art and murals.

Eastern Market also hosts many special events, such as the annual Flower Day, where more than 150,000 visitors gather for one of the largest flower shows in the country. Eastern Market is also the spot to tailgate before a Detroit Lions game, attracting over 3,000 football fans before and during each home game.

Though the focus of Eastern Market is primarily food-related business, housing is available in the form of loft conversions as well as more traditional apartments. Eastern Market possesses many assets of a great urban neighborhood: historic authenticity, a concentration of small and medium-sized independent businesses, and high walkability with 58 amenities available within one mile. Like other high occupancy neighborhoods in the Greater Downtown, Eastern Market is currently occupied at 95%.
LAFFETTE PARK

Constructed in the late 1950’s and early 1960’s, Lafayette Park is a 19-acre district designed by famed modern architect Mies van der Rohe and landscape architect Alfred Caldwell. Set in a lush park-like landscape, its simple steel and glass structures epitomize the International Style of architecture. The district is listed on the National Register of Historic Places and is the largest concentration of Mies van der Rohe’s buildings in the world.

Low-rise townhomes and high-rise apartments towers are complemented by open space, parks and playgrounds, a neighborhood shopping center that includes a full-service grocery store, and a successful elementary school. The neighborhood also boasts a concentration of cooperatively owned multi-family housing options.

Lafayette Park’s historic modern architecture, lush setting, close-knit community, and proximity to other Greater Downtown neighborhoods and amenities draw a diverse population of students, families, and long-time residents.
A central feature of Rivertown is the eastern portion of the River Walk that runs the length of the neighborhood on its 3.5-mile path from Gabriel Richard Park to Joe Louis Arena. The lively River Walk connects bars and restaurants, Chene Park amphitheater, Milliken State Park and Harbor, and public plazas with amenities including bike rental tours.

In 2014, Mt. Elliott Park opened a new public plaza and splash pad, creating an updated and reinvigorated destination along the River Walk. The area includes a mix of commercial, residential, and recreational uses. Along East Jefferson, residents live in both affordable and luxury high-rises and condominiums, and enjoy a variety of casual dining options and bars.

Rivertown is unique for being one of the few locations in Greater Downtown with large development-ready parcels available for future mixed-use development. These sites have the potential to transform the neighborhood in coming years.
SECTION TWO

PEOPLE
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<th>PEOPLE</th>
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<td>INCOME</td>
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<td>RACE &amp; ETHNICITY</td>
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<td>FOREIGN-BORN</td>
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<td>RESIDENCE OF YOUNG PROFESSIONALS</td>
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<td>PROGRAMS FOR YOUNG PROFESSIONALS</td>
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<td>ANCHOR ACADEMIC INSTITUTIONS</td>
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<td><strong>VISITORS</strong></td>
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<td>VISITORS &amp; VENUES</td>
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<td>HOTELS &amp; OCCUPANCY</td>
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</tbody>
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POPPULATION & HOUSEHOLD SIZE

(2.1) Population, 2012 Estimate

DOWNTOWN – 5,269 PEOPLE

MIDTOWN – 18,388 PEOPLE

WOODBRIDGE – 3,807 PEOPLE

CORKTOWN – 2,834 PEOPLE

LAFAYETTE PARK – 3,494 PEOPLE

RIVERTOWN – 1,245 PEOPLE

35,037 PEOPLE

(2.2) Average Household Size, 2012 Estimate

GREATER DOWNTOWN

DETOIT

MICHIGAN

U.S.

1.7 people

2.7 people

2.5 people

2.6 people
(2.3) Greater Downtown Population Density, 2012 Estimate
(2.4) Population Density, City-Center Comparisons, 2012 Estimate

- **Detroit:** 7.6 pp/ac
- **Cleveland:** 4.5 pp/ac
- **Pittsburgh:** 12 pp/ac
- **Minneapolis:** 13.3 pp/ac
- **Philadelphia:** 29.2 pp/ac
(2.5) Age, as a Share of Population in Greater Downtown, 2000–2010, 2012 Estimate

<table>
<thead>
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<th>AGE</th>
<th>2012 EST.</th>
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<tbody>
<tr>
<td>0–18</td>
<td>13%</td>
</tr>
<tr>
<td>18–24</td>
<td>14%</td>
</tr>
<tr>
<td>25–34</td>
<td>19%</td>
</tr>
<tr>
<td>35–54</td>
<td>27%</td>
</tr>
<tr>
<td>55+</td>
<td>27%</td>
</tr>
</tbody>
</table>

**Population Gain**

- 0–18: 5%
- 18–24: 5%
- 25–34: 1%
- 35–54: 5%
- 55+: 6%

**Population Loss**

- 0–18: 5%
- 18–24: 5%
- 25–34: 1%
- 35–54: 5%
- 55+: 6%
(2.6) Income Distribution, Percentage and Number of Households, 2012 Estimate

### Income Distribution

<table>
<thead>
<tr>
<th>Neighborhood</th>
<th>&lt;$25K</th>
<th>&lt;$50K</th>
<th>$50K–$100K</th>
<th>$100K+</th>
</tr>
</thead>
<tbody>
<tr>
<td>Downtown</td>
<td>1,505 HH</td>
<td>6,136 HH</td>
<td>1,139 HH</td>
<td>533 HH</td>
</tr>
<tr>
<td>Midtown</td>
<td>2,056 HH</td>
<td>8,162 HH</td>
<td>2,056 HH</td>
<td>946 HH</td>
</tr>
<tr>
<td>Woodbridge</td>
<td>695 HH</td>
<td>1,207 HH</td>
<td>695 HH</td>
<td>431 HH</td>
</tr>
<tr>
<td>Corktown</td>
<td>1,115 HH</td>
<td>300 HH</td>
<td>1,966 HH</td>
<td>516 HH</td>
</tr>
<tr>
<td>Lafayette</td>
<td>300 HH</td>
<td>516 HH</td>
<td>220 HH</td>
<td>211 HH</td>
</tr>
<tr>
<td>Rivertown</td>
<td>300 HH</td>
<td>516 HH</td>
<td>220 HH</td>
<td>211 HH</td>
</tr>
</tbody>
</table>

### Percentage Distribution

- Downtown:
  - <$25K: 18%
  - <$50K: 45%
  - $50K–$100K: 22%
  - $100K+: 60%

- Midtown:
  - <$25K: 11%
  - <$50K: 82%
  - $50K–$100K: 7%
  - $100K+: 60%

- Woodbridge:
  - <$25K: 8%
  - <$50K: 76%
  - $50K–$100K: 15%
  - $100K+: 61%

- Corktown:
  - <$25K: 13%
  - <$50K: 40%
  - $50K–$100K: 16%
  - $100K+: 71%

- Lafayette Park:
  - <$25K: 11%
  - <$50K: 41%
  - $50K–$100K: 11%
  - $100K+: 54%

- Rivertown:
  - <$25K: 22%
  - <$50K: 32%
  - $50K–$100K: 23%
  - $100K+: 54%
(2.7) Income Distribution City-Center Comparison, 2012 Estimate

<table>
<thead>
<tr>
<th></th>
<th>CITY CENTER</th>
<th>DETROIT</th>
<th>CLEVELAND</th>
<th>PITTSBURGH</th>
<th>MINNEAPOLIS</th>
<th>PHILADELPHIA</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt; $25K</td>
<td>&lt; $25K</td>
<td>10,728 HH</td>
<td>15,070 HH</td>
<td>3,042 HH</td>
<td>2,158 HH</td>
<td>29%</td>
</tr>
<tr>
<td>&lt; $50K</td>
<td>&lt; $50K</td>
<td>4,911 HH</td>
<td>6,588 HH</td>
<td>1,762 HH</td>
<td>1,127 HH</td>
<td>48%</td>
</tr>
<tr>
<td>$50K–$100K</td>
<td>$50K–$100K</td>
<td>4,147 HH</td>
<td>6,363 HH</td>
<td>2,260 HH</td>
<td>1,638 HH</td>
<td>23%</td>
</tr>
<tr>
<td>$100K+</td>
<td>$100K+</td>
<td>10,510 HH</td>
<td>14,862 HH</td>
<td>5,157 HH</td>
<td>4,712 HH</td>
<td>19%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>10,728 HH</td>
<td>20,002 HH</td>
<td>9,736 HH</td>
<td>12,034 HH</td>
<td>16%</td>
</tr>
</tbody>
</table>
Greater Downtown has become increasingly racially diverse with black residents accounting for the racial majority (69%). The percentage of foreign-born residents in the Greater Downtown exceeds the percentage of foreign-born residents in the city and state.


<table>
<thead>
<tr>
<th>RACE</th>
<th>2000</th>
<th>2010</th>
<th>CHANGE</th>
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</thead>
<tbody>
<tr>
<td>BLACK</td>
<td>73%</td>
<td>68%</td>
<td>-5%</td>
</tr>
<tr>
<td>WHITE</td>
<td>18%</td>
<td>21%</td>
<td>+3%</td>
</tr>
<tr>
<td>ASIAN</td>
<td>04%</td>
<td>&lt;1%</td>
<td>&lt;1%</td>
</tr>
<tr>
<td>HISPANIC</td>
<td>03%</td>
<td>&lt;1%</td>
<td>&lt;1%</td>
</tr>
<tr>
<td>OTHER</td>
<td>02%</td>
<td>02%</td>
<td>+1%</td>
</tr>
</tbody>
</table>

2012 EST.

- BLACK: 69%
- WHITE: 22%
- ASIAN: 05%
- HISPANIC: 02%
- OTHER: 02%
FOREIGN-BORN

(2.9) Foreign-Born Population in Greater Downtown, by Continent, 2012 Estimate

Countries with the greatest representation are India (23%) and China (15%)

<table>
<thead>
<tr>
<th>CONTINENT</th>
<th>ESTIMATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>ASIA</td>
<td>58%</td>
</tr>
<tr>
<td>AMERICAS</td>
<td>17%</td>
</tr>
<tr>
<td>AFRICA</td>
<td>13%</td>
</tr>
<tr>
<td>EUROPE</td>
<td>12%</td>
</tr>
</tbody>
</table>

(2.10) Foreign-Born, as Share of Total Population, Nesting Geography Comparison, 2012 Estimate

<table>
<thead>
<tr>
<th>GREATER DOWNTOWN</th>
<th>DETROIT</th>
<th>MICHIGAN</th>
<th>U.S.</th>
</tr>
</thead>
<tbody>
<tr>
<td>7%</td>
<td>5%</td>
<td>6%</td>
<td>13%</td>
</tr>
</tbody>
</table>
(2.11) Age 25–34, and College Educated, of the Total Population, 2012 Estimate

GREATER DOWNTOWN: 8%
DETROIT: 1%
MICHIGAN: 3%
U.S.: 4%

(2.12) College Educated, of the 25–34 Population, 2012 Estimate

GREATER DOWNTOWN: 42%
DETROIT: 12%
MICHIGAN: 29%
U.S.: 32%

(2.13) College Educated, of the Age 25 + Population, City-Center Comparisons, 2012 Estimate

DETROIT: 27%
CLEVELAND: 29%
PITTSBURGH: 42%
MINNEAPOLIS: 54%
PHILADELPHIA: 72%
2,748 25–34 year-olds with a bachelor’s degree or higher reside in Greater Downtown. **Downtown, Midtown and Woodbridge** have the highest number of young and college-educated residents.

* Percentages indicate the proportion of population in area of Greater Downtown with a Bachelor’s Degree or higher.
(2.15) Population Under 18 Years Old, 2012 Estimate

There are 4,767 people under the age of 18 living in Greater Downtown.

Left:
Fisher Kahn Apartments, Midtown
PROGRAMES FOR YOUNG PROFESSIONALS

(2.16) **Over 1,600 young professionals** were selected to work **three months to two years** for Detroit-area employers or programs.

**1300 interns**, who were either working on or recently received a bachelor’s degree, were selected to work as part of the **Quicken Loans Internship Program** or the **D:hive Residency**. This is an increase of nearly 700 interns from 2012.

**329 fellows**, holding a bachelor’s degree or higher, were selected for the **Detroit Revitalization Fellows Program**, **Challenge Detroit**, **Teach for America** and **Venture for America**.
### (2.17) ANCHOR ACADEMIC INSTITUTIONS, 2013

#### WSU \ PUBLIC UNIVERSITY

1 central campus in Midtown with over 100 buildings on nearly 200 acres of land.

**28,000 STUDENTS**

Representing 50 states and 70 countries

3,000 units of on-campus housing in seven buildings, currently at full occupancy.

Placement: Of all the students who graduated from WSU in 2013–2014, 92% of them work in Michigan, and 8% work out of state. 20% of WSU graduates who work in Michigan after graduation work exclusively in Midtown.

---

#### CCS \ PRIVATE ART & DESIGN COLLEGE

2 campuses in Midtown: the Walter and Josephine Ford Campus in Art Center and the A. Alfred Taubman Center for Design Ed. in New Center.

**1,412 STUDENTS**

Representing 29 states and 17 countries

520 students on-campus in two buildings, currently at full occupancy.

Enrollment: Of all the students who attend CCS, over 6% are from Detroit proper while 83% are from Michigan. The remaining 17% of students come from 29 states and 17 countries.

Placement: Of all the students who graduated from CCS in 2013–2014, 53% of them work in Michigan, 39% work outside of the state, and 9% work outside the United States.

---

### Economic Impact

- **WSU:** $2.6 BILLION annual economic impact.
- **CCS:** $145 MILLION campus expansion project began in 2006.
Event Venues & Placemaking

There are **126,058 stadium seats** and **12,550 theater seats** in Downtown Detroit: Ford Field (65K), Comerica Park (41K), Joe Louis Arena (20K), Fox Theatre (5K), Detroit Opera House (3.2K), Fillmore Detroit (2.2K) and Music Hall (1.7K). In 2013, it is estimated that over **2 million people** came to special events at Campus Martius Park and Cadillac Square. It is estimated that in 2013 **4 million visitors** came to events that took place on or around the Detroit Riverfront and RiverWalk.

Each year, over **4 million people** attend a sporting event (44%), over 3.5 million people attend a special event (37%) and 1.8 million people visit the theater (19%).
It is estimated that over 2 million visitors found their way to Eastern Market in 2013 for Market Saturdays, Market Tuesdays, Flower Days, Red Bull Art Parties, Eastern Market After Dark and other special events.
As of 2014, there were 4,498 hotel rooms in Greater Downtown Detroit. The annual hotel occupancy grew by 16% between 2010 (54%) and 2014 (70%).
SECTION
THREE
PLACE
<table>
<thead>
<tr>
<th>PLACE</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>VIBRANCY</td>
<td></td>
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<tr>
<td>AMENITIES &amp; NECESSITIES</td>
<td>48</td>
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<tr>
<td>PEDESTRIANS &amp; BICYCLES</td>
<td>64</td>
</tr>
<tr>
<td>HOUSING</td>
<td></td>
</tr>
<tr>
<td>UNITS &amp; OCCUPANCY</td>
<td>66</td>
</tr>
<tr>
<td>RENTS</td>
<td>70</td>
</tr>
<tr>
<td>INCENTIVES</td>
<td>72</td>
</tr>
</tbody>
</table>
(3.1) Restaurants and Outdoor Patios in Greater Downtown, 2014

OF THE 378 RESTAURANTS IN GREATER DOWNTOWN, 81 HAVE AN OUTDOOR PATIO.

DOWNTOWN (34)
MIDTOWN (28)
CORKTOWN (9)
RIVERTOWN (7)
EASTERN MARKET (2)
WOODBRIDGE (1)
LAFAYETTE PARK (0)

Right:
Mercury Burger Bar patio, Corktown
There are **378 restaurants** throughout Greater Downtown. Of these, **81** have an outdoor patio. This is an increase of **77** restaurants and **32** outdoor patios since 2013.
(3.2) Retail and Grocery Stores in Greater Downtown, 2014

**GROCERY STORES:**
- DOWNTOWN (1)
- MIDTOWN (3)
- RIVERTOWN (1)
- WOODBRIDGE (1)
- LAFAYETTE PARK (1)

**Retail and Grocery Stores in Greater Downtown, 2014**

- **352 RETAIL EST.**
  - DOWNTOWN 107 RETAIL EST.
  - MIDTOWN 105 RETAIL EST.
  - CORKTOWN 44 RETAIL EST.
  - EASTERN MARKET 48 RETAIL EST.
  - RIVERTOWN 33 RETAIL EST.
  - WOODBRIDGE 9 RETAIL EST.
  - LAFAYETTE PARK 6 RETAIL EST.

Right:
Whole Foods Market, Midtown
There are 352 retail establishments and 7 grocery stores in Greater Downtown. This is an increase of 41 retail establishments and 1 grocery store/market since 2013.
There are 14 high schools and 13 K-8 schools in Greater Downtown, as well as nearly 31 early childhood education centers. Of the 27 schools, 9 are public, 1 is private and 17 are charter.
There are **33 galleries, 22 theatres and performance venues, and 11 museums and libraries** within Greater Downtown.
(3.5) Map of Parks, Bike Lanes and Greenways
(3.6) Acres of Parkland in Greater Downtown

CORKTOWN 33 ACRES
WOODBRIDGE 2.2 ACRES
DOWNTOWN 25.2 ACRES
LAFAYETTE PARK 21.2 ACRES
RIVERTOWN 72 ACRES
MIDTOWN 44 ACRES

Above:
The Beach at Campus
Martius Park, Downtown
The Globe Building, Outdoor Adventure Center, and Dequindre Cut Greenway, Rivertown
Over 20 miles of bike lanes and greenways, and nearly 200 acres of parkland exist in Greater Downtown.
On a typical weekday afternoon, nearly 2,500 pedestrians and over 80 bicycles per hour pass key blocks in Midtown and Downtown.

From October 2012 to October 2013, there was an increase of 600 pedestrians recorded in the Downtown area, while bicycle traffic in Woodbridge and Eastern Market doubled.
(3.9) Pedestrian Count in Greater Downtown, October 2013

**Downtown:** 2,106 people  
**Midtown:** 258 people  
**New Center:** 623 people  
**Woodbridge:** 100 people  
**Corktown:** 598 people  
**Eastern Market:** 526 people  
**Rivertown:** 48 people

(3.9) Bicycle Count in Greater Downtown, October 2013

**Downtown:** 56 bicycles  
**Midtown:** 30 bicycles  
**New Center:** 30 bicycles  
**Woodbridge:** 24 bicycles  
**Corktown:** 36 bicycles  
**Eastern Market:** 20 bicycles  
**Rivertown:** 57 bicycles
(3.10) Rental Unit Occupancy, Downtown and Midtown, 2013–2014

Both Midtown and Downtown experienced a 2% increase in rental unit occupancy rates since last report. Of the available rental units in Downtown and Midtown, 98% and 97% were fully occupied 2013–2014.
(3.11) New Housing Units by Neighborhood, 2010–2014

- **NEW UNITS**
  - Corktown: 62 units
  - Downtown: 310 units
  - Eastern Market: 50 units
  - Midtown: 836 units
  - **Total:** 1,258

- **RENOVATED UNITS**
  - Lafayette Park: 907 units
  - Downtown: 779 units
  - Midtown: 68 units
  - **Total:** 1,754
85% of all housing units in Greater Downtown Detroit are renter occupied.
Section Three | Place

(3.14) Occupied Housing Units, Nesting Geography Comparisons, 2012 Estimate

- GREATER DOWNTOWN: 74%
- DETROIT: 72%
- MICHIGAN: 85%
- U.S.: 88%

(3.15) Occupied Housing Units, City-Center Comparisons, 2012 Estimate

- DETROIT: 74%
- CLEVELAND: 81%
- PITTSBURGH: 78%
- MINNEAPOLIS: 89%
- PHILADELPHIA: 82%
(3.16) Median Gross Rent, City Center Comparisons, 2012 Estimate

- **Detroit**: $649
- **Cleveland**: $645
- **Pittsburgh**: $968
- **Minneapolis**: $792
- **Philadelphia**: $1,172

(3.17) Rental Price Range for a Market Rate One Bedroom Unit, Downtown/Midtown, 2014

- **Downtown**:
  - $<800: 22%
  - $800 - $1,200: 34%
  - $>1,200: 44%

- **Midtown**:
  - $<800: 8%
  - $800 - $1,200: 27%
  - $>1,200: 65%
### (3.18) Rental Rates of Downtown and Midtown Recent Construction (per SQ.FT.), 2014

<table>
<thead>
<tr>
<th>Building</th>
<th>Location</th>
<th>Completed</th>
<th>Rate/SQ.FT.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kales Building</td>
<td>Downtown</td>
<td>2006</td>
<td>$1.72</td>
</tr>
<tr>
<td>Detroit Town</td>
<td>Downtown</td>
<td>2013</td>
<td>$1.21</td>
</tr>
<tr>
<td>Studio One</td>
<td>Midtown</td>
<td>2008</td>
<td>$1.48</td>
</tr>
<tr>
<td>The Albert</td>
<td>Downtown</td>
<td>2013</td>
<td>$1.77</td>
</tr>
<tr>
<td>The Auburn</td>
<td>Midtown</td>
<td>2012</td>
<td>$1.54</td>
</tr>
<tr>
<td>Security Trust Lofts</td>
<td>Downtown</td>
<td>2013</td>
<td>$1.68</td>
</tr>
<tr>
<td>Broderick Tower</td>
<td>Downtown</td>
<td>2012</td>
<td>$1.88</td>
</tr>
<tr>
<td>Woodward Garden</td>
<td>Midtown</td>
<td>2013</td>
<td>$1.50</td>
</tr>
</tbody>
</table>
INCENTIVES

(3.19) Greater Downtown Housing Incentives, 2014

Live Downtown and Live Midtown are residential incentive programs that encourage professionals that work in these neighborhoods to invest in homes in Greater Downtown.

Live Downtown (CBD) employers include:
> Blue Cross Blue Shield of Michigan
> Compuware
> DTE Energy
> Marketing Associates
> Quicken Loans
> Strategic Staffing Solutions

Live Midtown employers include:
> Detroit Medical Center
> Henry Ford Health Systems
> Wayne State University

Incentive Highlights

Up to $20,000 forgivable loan toward purchase of primary residence for new homeowners.

Up to $2,500 allowance toward first year’s rent.

A $1,000 allowance for existing renters to renew a current lease.

Matching funds up to $5,000 for exterior improvements for existing homeowners.

(3.20) Participants, Prior Residence

1,592 PARTICIPANTS

FROM DETROIT – 424 (27%)
FROM METRO DETROIT – 851 (53%)
FROM MICHIGAN – 107 (7%)
FROM OUT OF STATE – 210 (13%)

LIVE INCENTIVE AVERAGE HOUSEHOLD SIZE: 1.45

Right:
Grand Circus Park, dog park and Broderick Tower, Downtown
SECTION FOUR

ECONOMY AND INVESTMENT
# Economy and Investment

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Employment</td>
<td>75</td>
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<tr>
<td>Employment, Employment Sectors &amp; Growth</td>
<td>76</td>
</tr>
<tr>
<td>Wages</td>
<td>77</td>
</tr>
<tr>
<td>Commercial Space</td>
<td>78</td>
</tr>
<tr>
<td>Real Estate Development</td>
<td>82</td>
</tr>
</tbody>
</table>
(4.1) Since 2010, Downtown Detroit has added over **16,000 employees** including over **12,000 Quicken Loans** affiliated team members, **3,400 Blue Cross Blue Shield** employees, and **600 Campbell Ewald** employees.

(4.2) Total Employment in Greater Downtown, 2011

<table>
<thead>
<tr>
<th>AREA</th>
<th>EMPLOYEE COUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>CORKTOWN</td>
<td>2,329 EMPLOYEES</td>
</tr>
<tr>
<td>EASTERN MARKET</td>
<td>66,489 EMPLOYEES</td>
</tr>
<tr>
<td>LAFAYETTE PARK</td>
<td>3,407 EMPLOYEES</td>
</tr>
<tr>
<td>MIDTOWN</td>
<td>413 EMPLOYEES</td>
</tr>
<tr>
<td>RIVERTOWN</td>
<td>59,557 EMPLOYEES</td>
</tr>
<tr>
<td>WOODBRIDGE</td>
<td>1,664 EMPLOYEES</td>
</tr>
<tr>
<td></td>
<td>542 EMPLOYEES</td>
</tr>
</tbody>
</table>

(4.3) Employment by Sector, 2011

<table>
<thead>
<tr>
<th>SECTOR</th>
<th>EMPLOYEE COUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>PRIVATE EDUCATION &amp; HEALTHCARE</td>
<td>50,875 EMPLOYEES</td>
</tr>
<tr>
<td>GOVERNMENT</td>
<td>21,596 EMPLOYEES</td>
</tr>
<tr>
<td>PROFESSIONAL, SCIENTIFIC, TECH &amp; MGMT</td>
<td>27,862 EMPLOYEES</td>
</tr>
<tr>
<td>LEISURE &amp; HOSPITALITY</td>
<td>15,093 EMPLOYEES</td>
</tr>
<tr>
<td>CONSTRUCTION, MANUFACTURE &amp; TRANSPORT</td>
<td>6,493 EMPLOYEES</td>
</tr>
<tr>
<td>OTHER SECTORS</td>
<td>14,482 EMPLOYEES</td>
</tr>
</tbody>
</table>
(4.4) Annual Wages at Greater Downtown Jobs, 2002-2011

<table>
<thead>
<tr>
<th>WAGE</th>
<th>2011 COUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>$0–$15K</td>
<td>15,610</td>
</tr>
<tr>
<td>$15K–$40K</td>
<td>39,501</td>
</tr>
<tr>
<td>$40K+</td>
<td>81,290</td>
</tr>
</tbody>
</table>

GAIN

LOSS

WAGES
(4.5) Commercial Real Estate in Greater Downtown, All Properties, 2014

- **DOWNTOWN**
  - Net Rentable: 26,137,026 SQ.ft.
  - Lease Rate: $20.44
  - Vacancy Rate: 16%

- **MIDTOWN**
  - Net Rentable: 7,931,165 SQ.ft.
  - Lease Rate: $16.01
  - Vacancy Rate: 11%

- **CORKTOWN**
  - Net Rentable: 1,042,245 SQ.ft.
  - Lease Rate: $13.65
  - Vacancy Rate: 60%

- **RIVERTOWN**
  - Net Rentable: 1,969,273 SQ.ft.
  - Lease Rate: $18.69
  - Vacancy Rate: 12%

- **EASTERN MKT.**
  - Net Rentable: 472,886 SQ.ft.
  - Lease Rate: $22.04
  - Vacancy Rate: 20%

- **LAFAYETTE P.**
  - Net Rentable: 292,085 SQ.ft.
  - Lease Rate: $21.00
  - Vacancy Rate: 0%
(4.6) Commercial Vacancy Rate in the Central Business District, 2010–2014

<table>
<thead>
<tr>
<th>Year</th>
<th>Vacancy Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010</td>
<td>27.3%</td>
</tr>
<tr>
<td>2011</td>
<td>20.3%</td>
</tr>
<tr>
<td>2012</td>
<td>17.9%</td>
</tr>
<tr>
<td>2013</td>
<td>18.3%</td>
</tr>
<tr>
<td>2014</td>
<td>16.0%</td>
</tr>
</tbody>
</table>

(4.7) Large Properties in the Central Business District, 2014

- **ALL PROPERTIES**
  - Net Rentable: 26.137,026
  - Lease Rate: $20.44
  - Vacancy Rate: 16%
- **LARGE PROPERTIES**
  - Net Rentable: 9,969,980
  - Lease Rate: $22.59
  - Vacancy Rate: 12%

Net Rentable: 26.1M SQ.FT.
Lease Rate: $20.44
Vacancy Rate: 16%

Net Rentable: 10M SQ.FT.
Lease Rate: $22.59
Vacancy Rate: 12%
(4.8) Commercial Real Estate, Central Business District Comparisons, 2014

<table>
<thead>
<tr>
<th>Commercial District</th>
<th>Net Rentable</th>
<th>Lease Rate</th>
<th>Vacancy Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>DETROIT CBD</td>
<td>26,137,026</td>
<td>$20.44</td>
<td>16%</td>
</tr>
<tr>
<td>CLEVELAND CBD</td>
<td>15,316,739</td>
<td>$18.86</td>
<td>19%</td>
</tr>
<tr>
<td>PITTSBURGH CBD</td>
<td>24,639,723</td>
<td>$21.06</td>
<td>10%</td>
</tr>
<tr>
<td>MINNEAPOLIS CBD</td>
<td>24,126,861</td>
<td>$14.15</td>
<td>15%</td>
</tr>
<tr>
<td>PHILADELPHIA CBD</td>
<td>43,248,159</td>
<td>$26.93</td>
<td>14%</td>
</tr>
</tbody>
</table>

Net Rentable: 26.1M SQ.FT.
Lease Rate: $20.44
Vacancy Rate: 16%

Net Rentable: 15.3M SQ.FT.
Lease Rate: $18.86
Vacancy Rate: 19%

Net Rentable: 24.6M SQ.FT.
Lease Rate: $21.06
Vacancy Rate: 10%

Net Rentable: 24.1M SQ.FT.
Lease Rate: $14.15
Vacancy Rate: 15%

Net Rentable: 43.2M SQ.FT.
Lease Rate: $26.93
Vacancy Rate: 14%

Right:
Woodward Avenue, Downtown
(4.9) Since 2006, over $9 billion has been invested in real estate development projects in Greater Downtown.

Between 2006 and 2012, over $4.2 billion was invested in a total of 176 projects. Between 2013 and 2014, $5.2 billion was invested in a total of 258 projects.
### Greater Downtown Investment by Construction Type, 2013–2014

<table>
<thead>
<tr>
<th>TYPE</th>
<th>INVESTMENT</th>
<th># OF PROJECTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>NEW CONST.</td>
<td>$2,542,270,397</td>
<td>51</td>
</tr>
<tr>
<td>RENOVATION</td>
<td>$2,782,210,117</td>
<td>212</td>
</tr>
<tr>
<td>INFRASTRUCTURE</td>
<td>$20,145,000</td>
<td>14</td>
</tr>
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</table>

### Greater Downtown Investment by Neighborhood, 2013–2014

<table>
<thead>
<tr>
<th>NEIGHBORHOOD</th>
<th>INVESTMENT</th>
<th># OF PROJECTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>DOWNTOWN, RIVERTOWN AND LAFAYETE PARK</td>
<td>$2,926,591,563</td>
<td>93</td>
</tr>
<tr>
<td>MIDTOWN</td>
<td>$2,154,706,951</td>
<td>142</td>
</tr>
<tr>
<td>EASTERN MARKET</td>
<td>$85,706,000</td>
<td>24</td>
</tr>
<tr>
<td>CORKTOWN</td>
<td>$178,215,000</td>
<td>18</td>
</tr>
</tbody>
</table>
Downtown, Lafayette Park & Rivertown

Downtown Investment by Status, 2013

<table>
<thead>
<tr>
<th>STATUS</th>
<th>INVESTMENT</th>
<th># OF PROJECTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>COMPLETE</td>
<td>$919,407,250</td>
<td>26</td>
</tr>
<tr>
<td>UNDER CONSTRUCT.</td>
<td>$734,592,900</td>
<td>26</td>
</tr>
<tr>
<td>PIPELINE</td>
<td>$1,272,597,414</td>
<td>41</td>
</tr>
</tbody>
</table>

Downtown Investment by Construction Type, 2013

<table>
<thead>
<tr>
<th>TYPE</th>
<th>INVESTMENT</th>
<th># OF PROJECTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>NEW CONST.</td>
<td>$645,562,844</td>
<td>15</td>
</tr>
<tr>
<td>RENOVATION</td>
<td>$2,277,284,719</td>
<td>74</td>
</tr>
<tr>
<td>INFRASTRUCTURE</td>
<td>$3,250,000</td>
<td>4</td>
</tr>
</tbody>
</table>
### Development Project

<table>
<thead>
<tr>
<th>Project</th>
<th>Address</th>
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</thead>
<tbody>
<tr>
<td>Cobo Hall</td>
<td>1001 Woodward</td>
</tr>
<tr>
<td>Riverfront Towers</td>
<td>119 State Street</td>
</tr>
<tr>
<td>1001 Woodward</td>
<td>1201-1217 Woodward</td>
</tr>
<tr>
<td>Buffalo Wild Wings</td>
<td>1215 Griswold</td>
</tr>
<tr>
<td>Julian C. Madison Building</td>
<td>1234 Library (Punchbowl)</td>
</tr>
<tr>
<td>Lofts of Merchants Row</td>
<td>1322-1332 Broadway</td>
</tr>
<tr>
<td>Detroit City Apartments</td>
<td>1400 Woodward</td>
</tr>
<tr>
<td>1500 Woodward (Wright Kay)</td>
<td>1412 Woodward</td>
</tr>
<tr>
<td>1520 Woodward</td>
<td>1452 Randolph/Michigan Chronicle</td>
</tr>
<tr>
<td>1521 Broadway</td>
<td>1505 Woodward</td>
</tr>
<tr>
<td>1528 Woodward</td>
<td>1550 Woodward</td>
</tr>
<tr>
<td>Madison</td>
<td>1600 Woodward</td>
</tr>
<tr>
<td>Grand Circus</td>
<td>1601 Woodard</td>
</tr>
<tr>
<td>Two Detroit Garage</td>
<td>1725 Woodward</td>
</tr>
<tr>
<td>Former Federal Reserve</td>
<td>1800 Woodward</td>
</tr>
<tr>
<td>Detroit Marriott</td>
<td>1900 Woodward</td>
</tr>
<tr>
<td>Renaissance Center</td>
<td>2000 Woodward</td>
</tr>
<tr>
<td>419 Fort Street</td>
<td>2100 Woodward</td>
</tr>
<tr>
<td>Renaissance City Apartments</td>
<td>2200 Woodward</td>
</tr>
<tr>
<td>Grand Trunk Pub</td>
<td>2300 Woodward</td>
</tr>
<tr>
<td>First National Building</td>
<td>2400 Woodward</td>
</tr>
<tr>
<td>Anytime Fitness at Security Trust Lofts</td>
<td>2500 Woodward</td>
</tr>
<tr>
<td>One Kennedy Square</td>
<td>2600 Woodward</td>
</tr>
<tr>
<td>WCCCD</td>
<td>2700 Woodward</td>
</tr>
<tr>
<td>Bellevue Development</td>
<td>2800 Woodward</td>
</tr>
<tr>
<td>The Griswold Roxbury</td>
<td>2900 Woodward</td>
</tr>
<tr>
<td>The Residence - Grand Circus Park</td>
<td>3000 Woodward</td>
</tr>
<tr>
<td>Capitol Park Lofts</td>
<td>3100 Woodward</td>
</tr>
<tr>
<td>1215 Griswold</td>
<td>3200 Woodward</td>
</tr>
<tr>
<td>1234 Library (Punchbowl)</td>
<td>3300 Woodward</td>
</tr>
<tr>
<td>Z Deck</td>
<td>3400 Woodward</td>
</tr>
<tr>
<td>Bates Garage Site</td>
<td>3500 Woodward</td>
</tr>
<tr>
<td>Book Building and Tower</td>
<td>3600 Woodward</td>
</tr>
<tr>
<td>1322-1332 Broadway (3 buildings)</td>
<td>3700 Woodward</td>
</tr>
<tr>
<td>1400 Woodward</td>
<td>3800 Woodward</td>
</tr>
<tr>
<td>1412 Woodward</td>
<td>3900 Woodward</td>
</tr>
<tr>
<td>Valpey Building, Pepper Shoes, Schostak</td>
<td>4000 Woodward</td>
</tr>
<tr>
<td>1452 Randolph/Michigan Chronicle</td>
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<tr>
<td>Griswold Capitol Park</td>
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<tr>
<td>1505 Woodward</td>
<td>4300 Woodward</td>
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<tr>
<td>Statler City Apartments</td>
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<tr>
<td>DuCharme</td>
<td>4500 Woodward</td>
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<tr>
<td>1550 Woodward</td>
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<td>28 W. Grand River</td>
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<tr>
<td>Metropolitan</td>
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<td>Randolph and Lafayette Surface Lots</td>
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<td>Phiip House</td>
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<td>45 W. Grand River</td>
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<td>511 Woodward Roxbury</td>
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<tr>
<td>Vinton</td>
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<td>Cadillac Tower</td>
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<td>Wurlitzer</td>
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<td>Madison Avenue - Phase 1 Infrastructure (DDA)</td>
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<tr>
<td>East Riverfront (Phase One)</td>
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<td>Harbortown Residential Complex</td>
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<td>Roberts Riverwalk Hotel Pool Conference Center</td>
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<td>Olde Building</td>
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<td>Griswold Lofts - Detroit Savings Bank</td>
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<td>The Albert</td>
<td>6300 Woodward</td>
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<td>Farwell Lofts</td>
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<td>Detroit Institute for Music Education (DIME)</td>
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<td>New Safety HQ</td>
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<td>Cary Building Lofts</td>
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<tr>
<td>Lafayette Towers</td>
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<td>Lambert Edwards &amp; Associates</td>
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<tr>
<td>Woodward Lofts</td>
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<tr>
<td>Ashley/Milner</td>
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<tr>
<td>David Whitney Building</td>
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<td>Grand Army Memorial Hall</td>
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<td>Mindfield</td>
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<td>Detroit Athletic Club</td>
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<td>Free Press Building</td>
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<td>Music Hall Center for the Performing Arts</td>
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<td>Urban Science</td>
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<td>Navitas Building</td>
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<td>615 W. Lafayette - Detroit Media Partnership</td>
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<td>620-630 Woodward</td>
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<tr>
<td>BCBS Cornice and Slate Building</td>
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<td>Orleans Landing, East River Development</td>
<td>8300 Woodward</td>
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<td>Globe Building</td>
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<tr>
<td>East Jefferson Neighborhood - Presbyterian Villages of Michigan Development</td>
<td>8500 Woodward</td>
</tr>
</tbody>
</table>
Midtown

## Development Project

01 Emerald
02 Mack at Brush Park
03 Capital Impact Partners
04 Detroit Future City
05 Rebuild Nation
06 Second Avenue Special LED Street Lighting Project
07 Second Ave. Conversion, with Bike Lanes
08 Stella Good Coffee Expansion
09 The Zenith
10 Workshop
11 312 Watson
12 Cass Corridor Neighborhood Development Corporation
13 Great Expressions
14 Coronado Apartments
15 Woodward Garden Block - Phase IV - Mixed Use
16 Woodward Garden Block - Phase III - Theatre
17 DMC Harper University Hospital, DMC Hutzel Women's Hospital
18 DMC Harper University Hospital
19 DMC Harper University Hospital ER/Surgery OR
20 AYY
21 Adnan Charara Studio
22 La Feria
23 Union Street Patio
24 Melt
25 Zef's
26 Sy Thai
27 The Auburn Apartments
28 TechTown Junction 440
29 RUNDetroit
30 La Hooka Town / Indian Palace
31 Bottomline Coffee House
32 Fatburger
33 HR Block
34 Cass Café Façade
35 Third Street Bar/Kitchen
36 Shinola
37 Medical Center Village Upgrades
## Development Project

73   Fellow Barber
74   Willys Detroit
75   449 W. Willis
76   Checkers
77   Mac n’ Cheez
78   3rd/4th Street Eco-District
79   The Charles
80   Sugar Hill Walkway Phase II
81   5734 Woodward Ave.
82   First American Title Co.
83   Baltimore Station Apartments
84   678 Selden
85   Casamira Apartments
86   Billinghamurst, The
87   70 W. Alexandrine
88   711 W. Alexandrine

## Development Project

89   74 Garfield
90   Midtown Business Center
91   Scott Mansion
92   Sugar Hill Church
93   Verona Façade Upgrades
94   8 Degrees Plato
95   Cass Avenue Retail Project
96   Cass, Second and Third Avenue Viaducts
97   WSU Convention Center - The Vernor (Cass/Canfield)
98   East Ferry/Kirby Town Homes
99   Sugar Hill Parking Deck
100  Patterson Terrace
101  Midtown Loop Phase IV - Cass
102  Masons

## Development Project

103  La Palma Expansion
104  Virginia Park/Venturers for America
105  Detroit Pizza Co. & Nom Nom’s Cupcake Shop
106  Café Con Leche
107  Selden Standard
108  3980 Second
109  Willy’s Overland Lofts
110  Third Street Aquatic Center
111  Woodward-Willis Mixed Use Project
112  HopCat
113  Green Alleys
114  Willys Commercial Build-out

## Development Project

115  Forest Arms Apartments
116  Brentwood Apartments
117  Bethel Tower Upgrades
118  Tony V’s Tavern
119  Kirby Center Lofts
120  WSU’s Multidisciplinary Biomedical Research Building
121  El Moore Greens
122  Northern Lights Lounge Patio
123  Hellenic Museum of MI
124  Cathedral Towers
125  Dog Park
126  DMC Heart Hospital
127  DMC Parking Deck

---

**Midtown Investment by Status, 2013**

<table>
<thead>
<tr>
<th>STATUS</th>
<th>INVESTMENT</th>
<th># OF PROJECTS</th>
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<tbody>
<tr>
<td>COMPLETE</td>
<td>$294,493,977</td>
<td>72</td>
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<tr>
<td>UNDER CONST.</td>
<td>$270,362,076</td>
<td>21</td>
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<tr>
<td>PIPELINE</td>
<td>$1,589,850,888</td>
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**Midtown Investment by Construction Type, 2013**

<table>
<thead>
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<th>TYPE</th>
<th>INVESTMENT</th>
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<tr>
<td>NEW CONST.</td>
<td>$1,839,107,553</td>
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<td>RENOVATION</td>
<td>$305,639,398</td>
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<tr>
<td>INFRASTRUCTURE</td>
<td>$12,960,000</td>
<td>8</td>
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</table>
Eastern Market

## Development Project

00  Trinosophes
01  Thomas Magee’s
02  Art Effect Gallery
03  Cost Plus Mural
04  Detroit City Distillery
05  3 Dogs 1 Cat
06  Adam’s Meats
07  Live, Love, Local
08  Accelerator
   at Eastern Market
09  Fairway Packing Co.
10  Eastern Market Green
    Grocer
11  Grobel Corned Beef
12  Metro Cold Storage
13  Wolverine Expansion
14  Detroit Wholesale Produce
15  Shed 4 and Shed 4 Lofts
16  Shed 5
17  E & B Brewery Lofts
18  Edibles Rex
19  Del Bene Produce
Eastern Market Investment by Status, 2013

- **STATUS**
  - COMPLETE: 21%
  - UNDER CONST.: 78%
  - PIPELINE: 1%

<table>
<thead>
<tr>
<th>STATUS</th>
<th>INVESTMENT</th>
<th># OF PROJECTS</th>
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<tr>
<td>COMPLETE</td>
<td>$591,000</td>
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<tr>
<td>UNDER CONST.</td>
<td>$17,950,000</td>
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<tr>
<td>PIPELINE</td>
<td>$67,165,000</td>
<td>11</td>
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</table>

Eastern Market Investment by Construction Type, 2013

- **TYPE**
  - NEW CONST.: 38%
  - RENOVATION: 57%
  - INFRASTRUCTURE: 5%

<table>
<thead>
<tr>
<th>TYPE</th>
<th>INVESTMENT</th>
<th># OF PROJECTS</th>
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<tbody>
<tr>
<td>NEW CONST.</td>
<td>$32,600,000</td>
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<tr>
<td>RENOVATION</td>
<td>$49,071,000</td>
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<tr>
<td>INFRASTRUCTURE</td>
<td>$4,035,000</td>
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</table>
Corktown

### Development Project
01 WCCCD
02 Detroit Institute of Bagels
03 Ottava Via
04 Brew Detroit
05 Ponyride
06 Slows Bar BQ
07 Two James Distillery
08 UFO Factory

### Development Project
09 Tigers Stadium
10 St. Vincent Middle School
11 American Lightweight &
  Modern Metals Manufacturing
  Innovation Institute
12 Quicken Loans Data Center
13 Bagley/Trumbull Market
14 Rubbed Deli on Michigan
15 Gold Cash Gold
16 Roosevelt Hotel
17 Batch Brewery
Corktown Investment by Status, 2013

<table>
<thead>
<tr>
<th>STATUS</th>
<th>INVESTMENT</th>
<th># OF PROJECTS</th>
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<tr>
<td>COMPLETE</td>
<td>$1,250,000</td>
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<tr>
<td>UNDER CONST.</td>
<td>$148,965,000</td>
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<tr>
<td>PIPELINE</td>
<td>$28,000,000</td>
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Corktown Investment by Construction Type, 2013

<table>
<thead>
<tr>
<th>TYPE</th>
<th>INVESTMENT</th>
<th># OF PROJECTS</th>
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<tbody>
<tr>
<td>NEW CONST.</td>
<td>$28,000,000</td>
<td>2</td>
</tr>
<tr>
<td>RENOVATION</td>
<td>$150,215,000</td>
<td>16</td>
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**NOTE ON DATA**

2015 marks the second edition of 7.2 SQ MI. This project assembles data on Greater Downtown Detroit that captures a 15-year time period of 2000 to 2014. Information is derived from a variety of existing sources and, in some cases, collected for purposes specific to this project.

As these sources vary, so do parameters of time and geography. Data typically represents an estimate for the period 2008 to 2012, rather than the entire period. Similarly, these data are reflective of portions or approximations of the overall Greater Downtown geography.
7.2 SQ MI is constructed from the following types of data:

Public Data (2000-2010)

Public data are derived from three principal US Census Bureau sources: the 2000 and 2010 Decennial Censuses, American Community Survey 5-year estimates and the Longitudinal-Employer Household Dynamics Program. Decennial Census data provide 100% counts on a limited number of indicators every ten years. American Community Survey 2008-2012 5-year estimates provide data on a number of demographics and socioeconomic topics and reflect the average characteristics over the entire period. The Longitudinal-Employer Household Dynamics (LEHD) Program produces public-use information combining federal, state and Census Bureau data on employers and employees.

From these data, the program creates statistics on employment, earnings, and job flows at detailed levels of geography and industry and for different demographic groups. Depending on the source, the Greater Downtown geography is defined as 37 Census block groups or 20 tracts. Much of this information was prepared by Data Driven Detroit, the project’s data consultant.

- United States Census Bureau, 2000 and 2010 Decennial Census
- United States Census Bureau, American Community Survey 5-year estimates
- United States Census Bureau, Longitudinal-Employer Household Dynamics Program, OnTheMap Application

Local Data (2013-2014)

Local data are managed and housed at various Greater Downtown Detroit organizations that are engaged in economic development and physical revitalization work. Local data focuses on 2013 and 2014. It typically reflects smaller geographies within Greater Downtown Detroit, such as neighborhoods or incentive boundaries. Local data was prepared by the Detroit Economic Growth Corporation, Downtown Detroit Partnership, D:hive, and Midtown Detroit Inc. Local data are updated quarterly or annually.

- Central Business District Residential Occupancy Report
- Commercial Real Estate, CoStar
- Live Downtown Incentive Summary
- Live Midtown Incentive Summary
- Midtown Rental Housing Comps
- Local Online News Media and Print

7.2 SQ MI Data (2013-2014)

7.2 SQ MI data are specific to this project and constructs less traditional parameters capturing 2014. Like local data, it was collected by Greater Downtown Detroit organization and reflects smaller geographies within Greater Downtown Detroit, 7.2 SQ MI data was prepared by the Detroit Economic Growth Corporation, Downtown Detroit Partnership D:hive, and Midtown Detroit Inc. 7.2 SQ MI data are updated quarterly or annually.

- Hotel Capacity Survey
- Pedestrian and Bike Survey
- Real Estate Development Data and Map
- Restaurant and Retail Directory
Section One: Overview

(1.1) Greater Downtown in Context

Greater Downtown Detroit

Includes Downtown, Midtown, Woodbridge, Corktown, Eastern Market, Lafayette Park, and Rivertown:

Population: US Census Bureau, American Community Survey 2008-2012 5-year estimates

Population Density: US Census Bureau, American Community Survey 2008-2012 5-year estimates

Median Household Income: US Census Bureau, American Community Survey 2008-2012 5-year estimates


Housing Units: US Census Bureau, American Community Survey 2008-2012 5-year estimates

Nesting Geography Comparisons

Includes City of Detroit, Wayne County, Southeast Michigan, Michigan, Great Lakes, and the United States:

Population: US Census Bureau, American Community Survey 2008-2012 5-year estimates

Population Density: US Census Bureau, American Community Survey 2008-2012 5-year estimates

Median Household Income: US Census Bureau, American Community Survey 2008-2012 5-year estimates

City-Center Comparisons

Includes Greater Downtown Cleveland, Center-City Philadelphia, Greater Downtown Pittsburgh, and Greater Downtown Minneapolis:

Population: US Census Bureau, American Community Survey 2008-2012 5-year estimates

Population Density: US Census Bureau, American Community Survey 2008-2012 5-year estimates

Median Household Income: US Census Bureau, American Community Survey 2008-2012 5-year estimates

City-Center is a constructed term that describes a greater downtown area of a city. A city-center can either reference a single downtown neighborhood geography or multiple geographies adjacent to and incisive of a downtown the latter is often referred to as an extended downtown or greater downtown. Newly constructed city-center boundaries were from a Census Tract analysis to reflect a comparable geography similar to that of Greater Downtown Detroit which includes cultural institutions and educational & medical institutions (Eds & Meds).

Throughout this report, Greater Downtown Detroit is compared to other city-centers for greater perspective. These city-centers are Greater Downtown Cleveland, Greater Downtown Pittsburgh, and Greater Downtown Minneapolis. Center-City Philadelphia was also expanded to include University City Philadelphia.
(1.2) Greater Downtown by Neighborhood

Information for neighborhood descriptions provided by the Detroit Economic Growth Corporation, Downtown Detroit Partnership, D:hive, Eastern Market Corporation, and Midtown Detroit Inc.

Neighborhood Vitals assembled from the following sources:

- **Population**: US Census Bureau, American Community Survey 2008-2012 5-year estimates
- **Population Density**: US Census Bureau, American Community Survey 2008-2012 5-year estimates
- **Median Household Income**: US Census Bureau, American Community Survey 2008-2012 5-year estimates
- **Employment**: US Census Bureau, Longitudinal-Employer Household Dynamics Program, OnTheMap Application, 2009-2011
- **Housing Units**: US Census Bureau, American Community Survey 2008-2012 5-year estimates

Section Two: People

Demographics: Population

(2.1) Population, 2008-2012

US Census Bureau, American Community Survey 2008-2012 5-year estimates

Households

(2.2) Average Household Size Nesting Geography Comparison, 2008-2012

US Census Bureau, American Community Survey 2008-2012 5-year estimates

Density

(2.3) Greater Downtown Population Density, 2008-2012

US Census Bureau, American Community Survey 2008-2012 5-year estimates

Greater Downtown Population Density is represented at a Census Block Group level.

Right Hand Column:

(2.4) Population Density City-Center Comparison, 2008-2012

US Census Bureau, American Community Survey 2008-2012 5-year estimates

Age

(2.5) Age, as a Share of Population in Greater Downtown, 2000-2010, 2008-2012

US Census Bureau, 2000 & 2010 Decennial Census

US Census Bureau, American Community Survey 2008-2012 5-year estimates

Counts are derived from the 2000 and 2010 Decennial Census. American Community Survey estimates are provided to show a snapshot of more recent population trends.

Income

(2.6) Income Distribution, Percentage and Number of Households, 2008-2012

(2.7) Income Distribution City-Center Comparison, 2008-2012

US Census Bureau, American Community Survey 2008-2012 5-year estimates

Race & Ethnicity

(2.8) Race & Ethnicity as a Share of Population in Greater Downtown, 2000-2010, 2008-2012

US Census Bureau, 2000 & 2010 Decennial Census

US Census Bureau, American Community Survey 2008-2012 5-year estimates

Counts are derived from the 2000 and 2010 Decennial Census. American Community Survey estimates are provided to show a snapshot of more recent population trends.

Foreign Born

(2.9) Foreign-Born Population in Greater Downtown, by Continent 2008-2012

(2.10) Foreign-Born, as a Share of the Total Population, Nesting Geography Comparison, 2008-2012

US Census Bureau, American Community Survey 2008-2012 5-year estimates

Foreign-born persons include anyone who was not a U.S. citizen at birth.
**Sources, Definitions & Notes**

**Education: Young & College-Educated**

(2.11) Age 25-34, and College Educated, of the Total Population, 2008-2012

(2.12) College Educated, of 25-34 Population, 2008-2012

(2.13) College Educated, of the Age 25 and Over Population City-Center Comparisons, 2008-2012

(2.14) Residence of Age 25-34 and College-Educated, 2008-2012

US Census Bureau, American Community Survey 2008-2012

5-year estimates

College-educated indicates a bachelor’s degree or greater

**Families**

(2.15) Population Under 18 Years Old, 2008-2012

US Census Bureau, American Community Survey, 5-year estimates 2008-2012

(2.16) Programs for Young Professionals

Fellowship numbers provided by the following programs: Detroit Revitalization Fellows Program, Challenge Detroit, Teach for America, and Venture for America.

Internship numbers (2013) provided by the following employers: Quicken Loans Internship Program, D:hive Residency Program.

(2.17) Anchor Academic Institutions, 2013

Information provided by the College for Creative Studies and Wayne State University.

**Visitors & Venues**

(2.18) Downtown Total Annual Visitors, 2013

Downtown visitors are estimated annual visitors to theatres, sports venues, and special events. Information provided by individual venues and event hosts including Detroit Riverfront Conservancy, Cobo Hall, Parade Company, and Detroit 300 Conservancy. Estimates were also provided by prominent media outlets including the Detroit Free Press and Crain’s Detroit Business. Additional venue capacities collected as primary data by the Detroit Economic Growth Corporation and Downtown Detroit Partnership.

(2.19) Midtown Total Annual Visitors, 2013

Midtown Detroit Inc.

Midtown visitors are estimated annual visitors to cultural institutions and special events.

(2.20) Eastern Market Total Annual Visitors, 2013

Eastern Market Corporation 2014

Eastern Market visitors are estimated annual visitors to the public market.

**Hotels & Occupancy**

(2.21) Hotels by Neighborhood, 2014


Information provided by individual hotels.

(2.22) Annual Hotel Occupancy, 2010-2014

STR Report: Market: Detroit MI October 2014

Greater Downtown Hotels include Antheneum Suite Hotel; Corktown Inn; Courtyard by Marriott; Crown Plaza; Detroit Marriott at the Renaissance Center; Detroit Regency Hotel; Double Tree Suites by Hilton; Fort Shelby; Greektown Casino Hotel; Hilton Garden Inn; Holiday Inn Express Hotel & Suites; Honor + Folly; Hostel Detroit; Hotel St. Regis; Inn on Ferry Street; MGM Grand Detroit; Hotel MotorCity Casino Hotel; Roberts Riverwalk Hotel; Shorecrest Motor Inn; and Westin Book Cadillac.

**Section Three: Place**

**Vibrancy: Amenities & Necessities**

Greater Downtown amenities and necessities totals are calculated as the sum of all neighborhood values for each category. The area encompassing the boundaries of each neighborhood varies slightly from the Greater Downtown study area based on tracts from the U.S. Census Bureau.

(3.1) Map of Restaurants and Patios in Greater Downtown

(3.2) Map of Retail and Grocery Stores in Greater Downtown
Greater Downtown Retail Directory Compiled by Downtown Detroit Partnership, D:hive, and Midtown Detroit Inc., September 2014

Number of Retail establishments in Greater Downtown excludes grocery stores/markets.

Grocery stores/markets are defined as grocery trade channel businesses with 20 or more employees or 10,000 square feet, but having products regularly available from the following categories: fruits, vegetables, dairy, meat, and bread.

Greater Downtown Groceries include: Eve’s Downtown Gourmet, Food Pride Super Market, Harbortown Supermarket, Lafayette Foods, Marcus Market, University Food, and Whole Foods.

(3.3) Maps of PK-12 Schools and School Types in Greater Downtown

Early Childhood Education Centers data taken from United Way Michigan, 2014
K-8 and High School data taken from Excellent Schools Detroit, 2014

(3.4) Map of Cultural Institutions in Greater Downtown

Cultural Institutions data taken from XiTI and Culture Source Detroit, September 2014. List of cultural institutions was reviewed by Advisory Group.

(3.5) Map of Parks, Bike Lanes, and Greenways

(3.6) Acres of Parkland in Greater Downtown

City of Detroit, Planning and Development Department; Data Driven Detroit, August 2014

Parks include facilities owned and operated as parks by the city of Detroit.

(3.7) Miles of Bike Lanes in the Greater Downtown

City of Detroit, Department of Public Works, Non-motorized Transportation Projects, 2014

Bike Lanes are defined as designated on-street bicycle infrastructure.

(3.8) Miles of Greenway in Greater Downtown

City of Detroit, Department of Public Works, Non-motorized Transportation Projects, 2014

Greenways are off-street recreational paths for walking and sometimes cycling. Greenway count includes projects that were completed or under development as of October 2014.

(3.9) Locations of Pedestrian and Bicycle Counts

Pedestrian and Bike Survey, D:hive, October 2013

Pedestrians and bikes were tallied for 15-minute intervals during a two-hour period on days in which no special events took place. Tallies were collected at hours and neighborhood intersections selected for their high traffic.

Housing: Units & Occupancy

(3.10) Number of Housing Units in Greater Downtown, 2012 Est.

US Census Bureau, American Community Survey 2008-2012 5-year estimates

(3.11) New Housing Units by Neighborhood, 2010-2014

Data provided by Downtown Detroit Partnership, Midtown Detroit Inc., and Invest Detroit. Housing units completed or preleasing as of December 2014.

(3.12) Owner and Renter Occupied Housing Units, as a Share of Occupied Housing Units, 2008-2012

(3.13) Occupied Housing Units, Nesting Geography Comparisons, 2008-2012

Occupied housing units include both owner and renter occupied units.

(3.14) Occupied Housing Units, City-Center Comparison, 2008-2012

US Census Bureau, American Community Survey 2008-2012 5-year estimates

(3.15) Rental Unit Occupancy, Downtown and Midtown, 2013
Midtown includes: Art Center, Brush Park, Cass Park, Medical Center, New Center,
North Cass, Wayne State University and Woodbridge,
The report for the Midtown Neighborhood represents 7,530 units in 155 buildings.
Central Business District Residential Housing Occupancy Report, D:hive, August 2014
The report for the Downtown Detroit neighborhood represents 2,970 units in 20 buildings.

Rents

(3.16) Median Gross Rent, City Center Comparison 2008-2012
US Census Bureau, American Community Survey 2008-2012 5-year estimates

(3.17) Rent Costs, Downtown and Midtown, 2013-2014
“Update Residential Market Update for Greater Downtown Detroit” Zimmerman Volk, DDP July 2014
“Midtown Housing Comps 2013” Midtown Detroit Inc., November 2013

(3.18) Rental Rates of Downtown and Midtown New Construction (per SQ.FT.), 2014
“Update Residential Market Update for Greater Downtown Detroit” Zimmerman Volk, July 2014
Rental Rates of Downtown and Midtown New Construction were based on the average of the ranges of unit costs per square foot.

Incentives

(3.19) Greater Downtown Housing Incentives, 2014
Midtown Detroit Inc. and Downtown Detroit Partnership, 2014

(3.20) Participants, Prior Residence
Live Downtown Summary and Live Midtown Summary, Midtown Detroit Inc., December 2014
Live Midtown data reflects data collected between January 2012 and May 2014. Live Downtown data reflects data collected between July 2011 and December 2014.

Section 4: Economy and Investment

Employment and Employment Sectors

(4.1) Downtown Employment, 2014, DDP Estimates
(4.2) Total Employment in Greater Downtown, 2011
(4.3) Employment by Sector, 2011
US Census Bureau, Longitudinal-Employer Household Dynamics Program, OnTheMap Application, 2011

Wages & Household Income

(4.4) Annual Wages at Greater Downtown Jobs, 2002-2011
US Census Bureau, Longitudinal-Employer Household Dynamics Program, OnTheMap Application, 2002-2011

Commercial Space

(4.5) Commercial Real Estate in Greater Downtown, All Properties, 2014
All properties: CoStar, 4Q 2014 Study area boundaries constructed by Detroit Economic Growth Corporation.
Commercial space properties are classified as either Class A, B, or C buildings. The difference between each of these classifications varies by market. Class A buildings represent the highest quality buildings in their market.
CoStar’s database tracks properties, both listed and unlisted, for sale and for lease. While an extensive listing, CoStar’s database does not include 100% of all properties for a given area.
The Greater Downtown area was drawn according to overall Census tract boundaries while sub-geographies were drawn according to neighborhood boundaries; therefore, the Greater Downtown totals do not equal the sum of all neighborhood data. Midtown boundaries include New Center and TechTown.

(4.6) Commercial Vacancy Rate in the Central Business District, 2010 - 2014
CBRE Inc. “MarketView: Detroit Office” Second Quarter: 2010
(4.7) Commercial Real Estate in the Central Business District, 2014

Large properties: Jones Lang LaSalle, “Detroit Skyline Review, Spring 2014”

Detroit’s Skyline Review includes office buildings that meet one or more of the following criteria: larger than 100,000 total square feet, built or significant renovations since 1985, high-profile location, recognized tenant profile, and/or architectural significance.

(4.8) Commercial Real Estate, Central Business District Comparisons, 2014

All properties: CoStar, study area boundaries constructed by Detroit Economic Growth Corporation, December 2014.


CBRE Inc. MarketView: Minneapolis Office” Second Quarter: 2014

(4.9) Greater Downtown Real Estate Development, 2013-2014

Greater Downtown Real Estate Development includes projects “completed” between 2013 and 2014, and “under construction” or in “pipeline” as of December 2014, both in the public and private sectors. While comprehensive, it does not represent all projects of this classification.

Investment Dollars are the total development costs of a project. Investment dollar information was accessible for 194 of 258 total projects in Greater Downtown (87 in Downtown, 129 in Midtown, 24 in Eastern Market, and 18 in Corktown.)

Completed are those projects occupied by December 2014.

Under Construction are those projects actively under construction as of December 2014.