



# THE DISTRICT DETROIT

## WHERE DETROIT COMES TOGETHER

The next phase of **The District Detroit** is a purpose-driven development that will create an equitable, sustainable, mixed-income neighborhood through preservation of historic structures, construction of new buildings and public spaces on surface parking lots, and the creation of deeply affordable housing. The project will be a powerful public-private partnership which will create jobs, attract, develop and retain talent and grow the City and State's tax base in a vibrant and walkable community.

### OLYMPIA DEVELOPMENT OF MICHIGAN

Olympia Development of Michigan, an Ilitch company, is a real estate development firm dedicated to improving the lives of people who live, work, and play in Detroit and beyond.

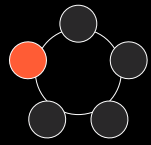
Through catalytic developments, innovative design and construction, and inclusive placemaking, Olympia Development continues to create jobs, produce needed housing, increase tax base, and grow businesses in Detroit while steadily creating one of the world's most dynamic sports and entertainment destinations, The District Detroit.

### RELATED

Widely recognized as one of the most innovative and prolific developers in the U.S., we are dedicated to the highest standards of all aspects of the real estate equation and are the largest privately-owned preserver of affordable housing in the US with a portfolio of 60,000 affordable and workforce apartments. To ensure our vision is realized, we offer in-house expertise that spans every discipline including site identification and assembly, zoning and entitlements, financing, master planning, design, construction, marketing, leasing and sales.

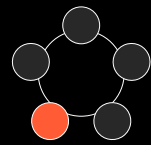
Our capabilities include residential development ranging from affordable and workforce housing to luxury rental and for-sale residences; large format retail development; hotel and hospitality opportunities; office development; and unparalleled expertise incorporating all of these uses, along with verdant and reflective open spaces, into dynamic city centers.

# THE FIVE E'S



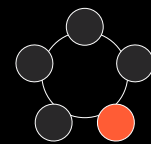
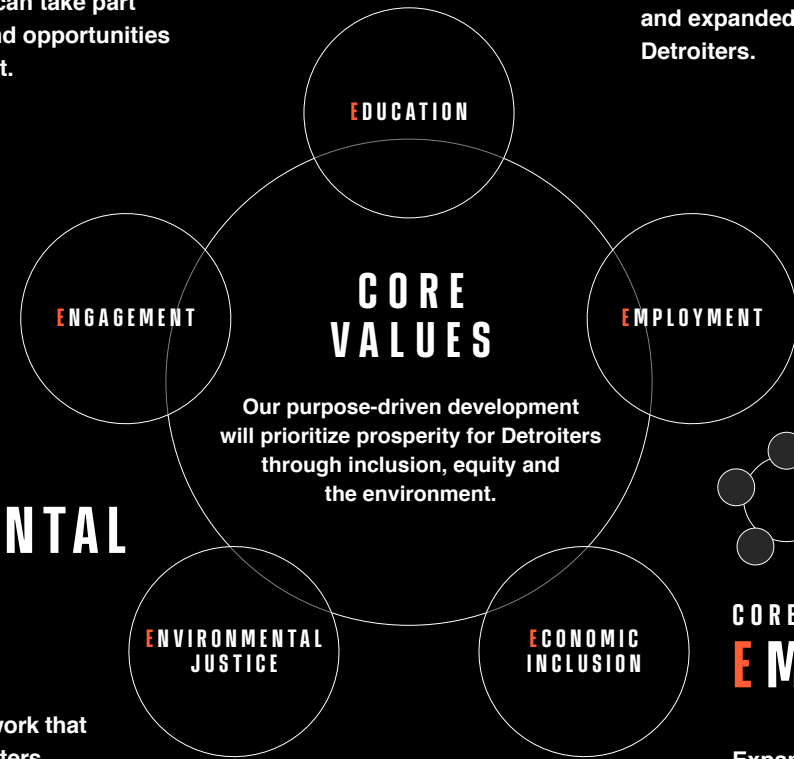
## CORE VALUES ENGAGEMENT

Create an inclusive environment where all Detroiters can take part in the programming and opportunities in The District Detroit.



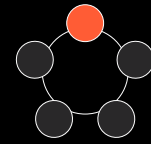
## CORE VALUES ENVIRONMENTAL JUSTICE

Build The District Detroit with a sustainability framework that improves the lives of Detroiters.



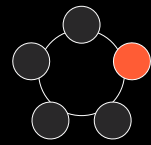
## CORE VALUES ECONOMIC INCLUSION

Intentional inclusion of historically disenfranchised businesses to build generational wealth.



## CORE VALUES EDUCATION

Increase access to education and expanded opportunities for Detroiters.



## CORE VALUES EMPLOYMENT

Expand entrepreneurship, career and job opportunities for Detroiters.

# THE PROJECTS

**A** Henry St. Redevelopment - Affordable Residential (Non-Transformational Brownfield Plan)

**B** Detroit Center for Innovation Academic Building

**1** 2200 Woodward - Office

**6** 2455 Woodward - Little Caesars Arena Hotel

**2** 2250 Woodward - Residential

**7** 408 Temple - The American Residential

**3** 2211 Woodward - Fox Hotel

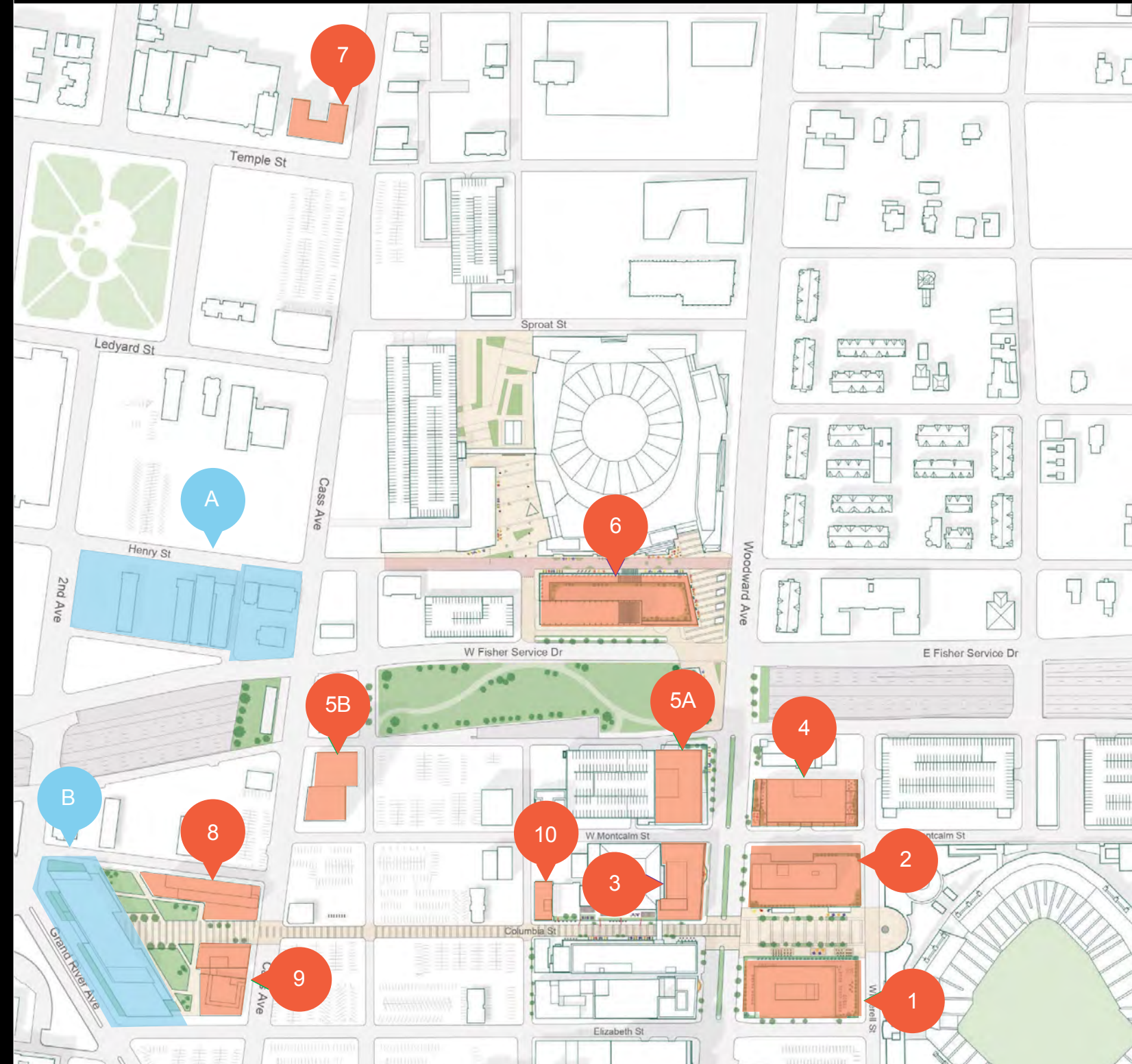
**8** 2205 Cass - DCI Residential

**4** 2300 Woodward - Mixed Use

**9** 2115 Cass - DCI Business Incubator

**5A/5B/2305** Woodward/2300 Cass - A/B Flexible Site - Office

**10** 2210 Park - Detroit Life Residential





# BENEFITS

**\$1.4B PRIVATE INVESTMENT TO DRIVE:**

**6**

**NEW PROJECTS**

2 MIXED-INCOME RESIDENTIAL BUILDINGS  
3 COMMERCIAL OFFICE BUILDINGS  
1 HOTEL

**1.2M+**

**SF OF OFFICE**

**5**

**RENOVATED  
HISTORIC PROJECTS**

3 RESIDENTIAL PROJECTS  
1 OFFICE BUILDING  
1 HOTEL

**146K**

**SF OF RETAIL**

**18K**

**JOBS**

12K CONSTRUCTION JOBS  
6K ONGOING JOBS AFTER CONSTRUCTION

**467**

**HOTEL ROOMS**

**865**

**MIXED-INCOME  
RESIDENTIAL UNITS**

26% EARMARKED AT 60% OF THE  
AREA MEDIAN INCOME (AMI) AND BELOW

**\$2.2B**

**NET FISCAL BENEFIT**

TO ALL TAXING JURISDICTIONS OVER  
35 YEARS