

THE MID

3750 WOODWARD AVENUE
MARCH 2019 to JULY 2024





3750 Woodward Avenue, LLC (“3750”) remains committed to developing The Mid with the components initially outlined in the original PD approval. The original timing of the project, approved via ordinance on September 8, 2019, was critically impacted by the COVID-19 Pandemic. The ensuing disruption to the financial markets resulted in the project’s lenders quickly withdrawing their commitments in March of 2020. In addition, the subsequent economic downturn and softening in hospitality and residential demand made a large-scale Midtown project all but impossible.

Despite the unprecedented headwinds, 3750 persisted in its efforts to move forward while maintaining the original vision of the PD zoning approval. Along with repeated attempts to obtain financing for the development, 3750 worked closely with the State of Michigan legislature to twice extend the critical MBT tax credit incentive in September 2021 and September 2023. On both occasions, this extension required new legislation and the signature of the Governor.

As it currently stands, 3750 is requesting modifications to a development plan that (1) remains consistent with the spirit and text of the original PD approval; (2) has twice received the endorsement of the State legislature and Governor; and (3) now has a clear path to financing.

As a part of the revitalized project, construction of the 216-room hotel component will begin on January 8, 2025. Though The Mid remains a singular project, the residential components will have a phased start date. Both the logistics of site construction and the demands of lenders/capital require hotel construction commencement prior to starting the multifamily.

Consistent with the phasing, the The Mid’s density will be slightly reduced. The hotel will decrease from 225 rooms to 216 rooms, and the condominiums at the top of the tower have been eliminated. However, the planned co-living multifamily building will have the same approximate scale and dimensions. Finally, the residential project planned to rise above the garage is likely to be a separate phase and decrease in scale by more than half – an unfortunate, but necessary concession to market/financing realities.

As a result of the phasing, 3750 anticipates that the hotel will be complete in January 2027. The adjacent garage/residential is anticipated to open in May 2027. The northeast multifamily will open in 2029.



spackman mossop michaels

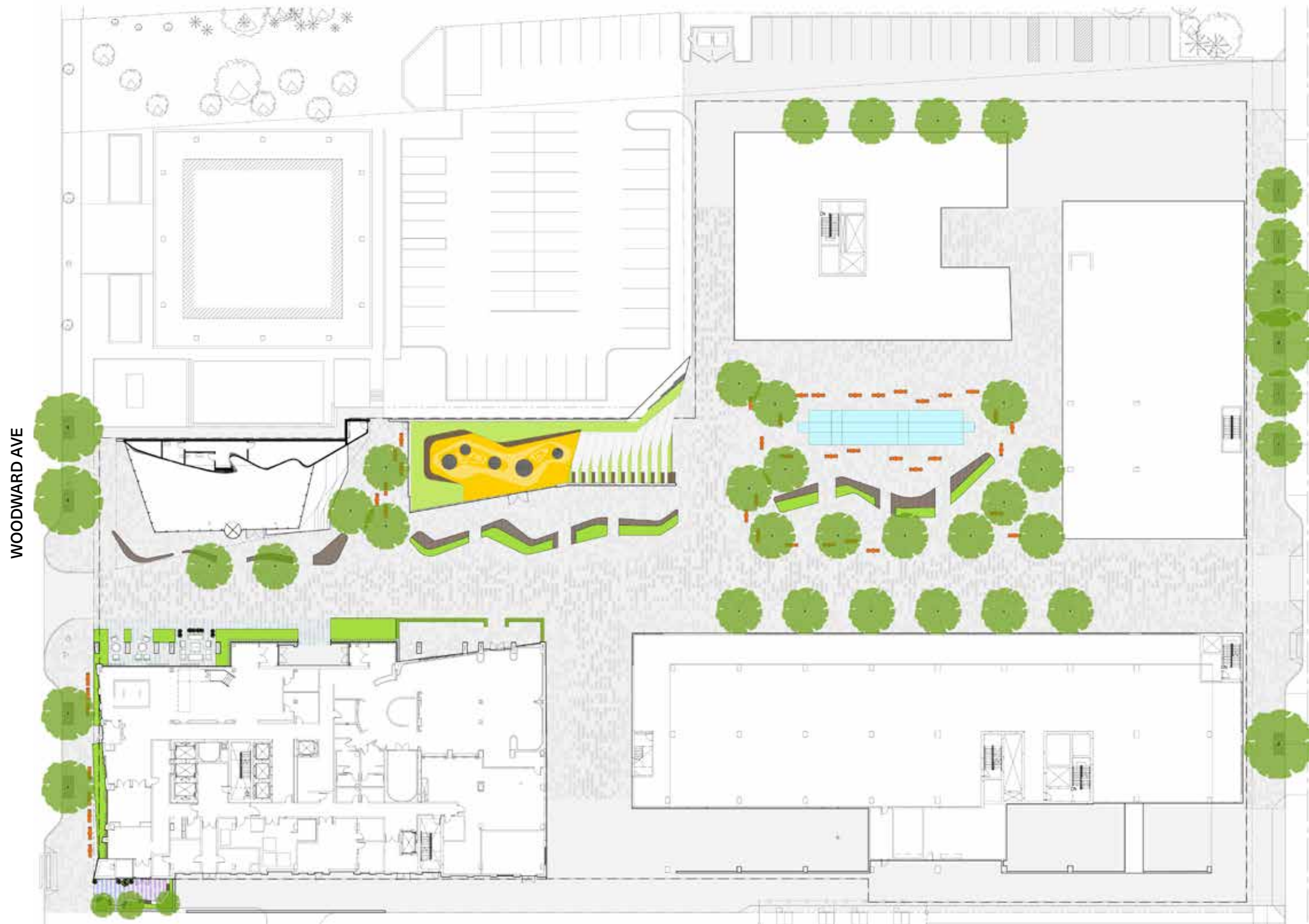
ORIGINAL PLAN



simm

CURRENT PLAN

- Hardscape revised to focus pavers at entry locations. Textured concrete used as field material.
- Retail footprint consolidated at northeast multi-family development.
- Underground parking and underground parking access removed.
- Public plaza space shifted towards Woodward Avenue.



WOODWARD AVE

JOHN R ST

- LEGEND**
- REGULAR CONC.
 - EXPOSED AGG CONC.
 - CONC. PAVERS
 - LAWN
 - PLANTING BEDS



3750 WOODWARD AVE
 REVISED SITE PLAN - PHASE 2

0 10 20 40 FT

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- LEGEND**
- REGULAR CONC.
 - EXPOSED AGG CONC.
 - CONC. PAVERS
 - LAWN
 - PLANTING BEDS
 - FLEXIBLE SITE FURNISHING



3750 WOODWARD AVE
 REVISED SITE PLAN - PHASE 1

0 10 20 40 FT







3750 WOODWARD AVE
HARDSCAPE MATERIAL ENLARGEMENT PLAN @ THOMPSON HOTEL

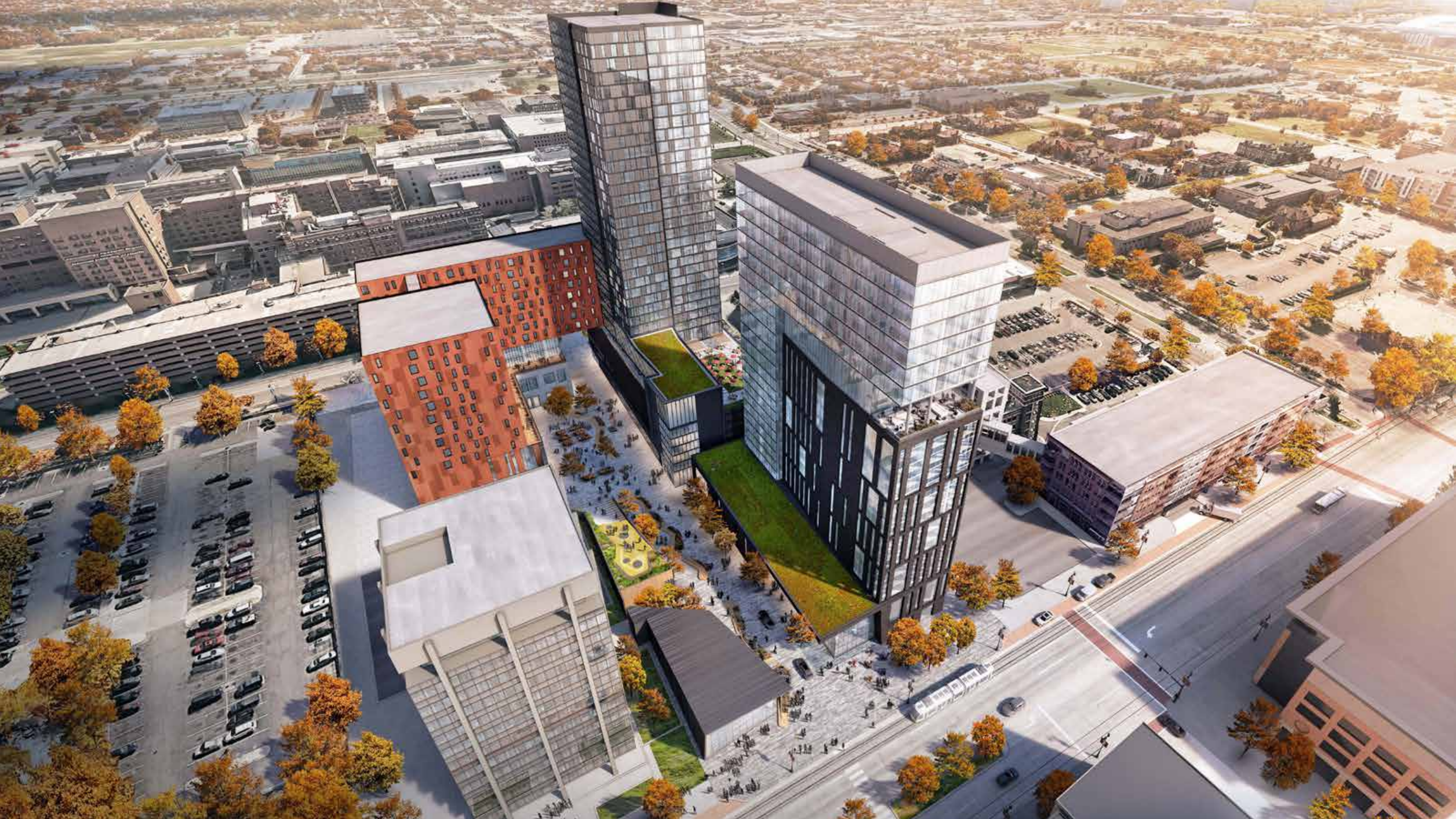


3750 WOODWARD AVE
CONCRETE PAVER PATTERN

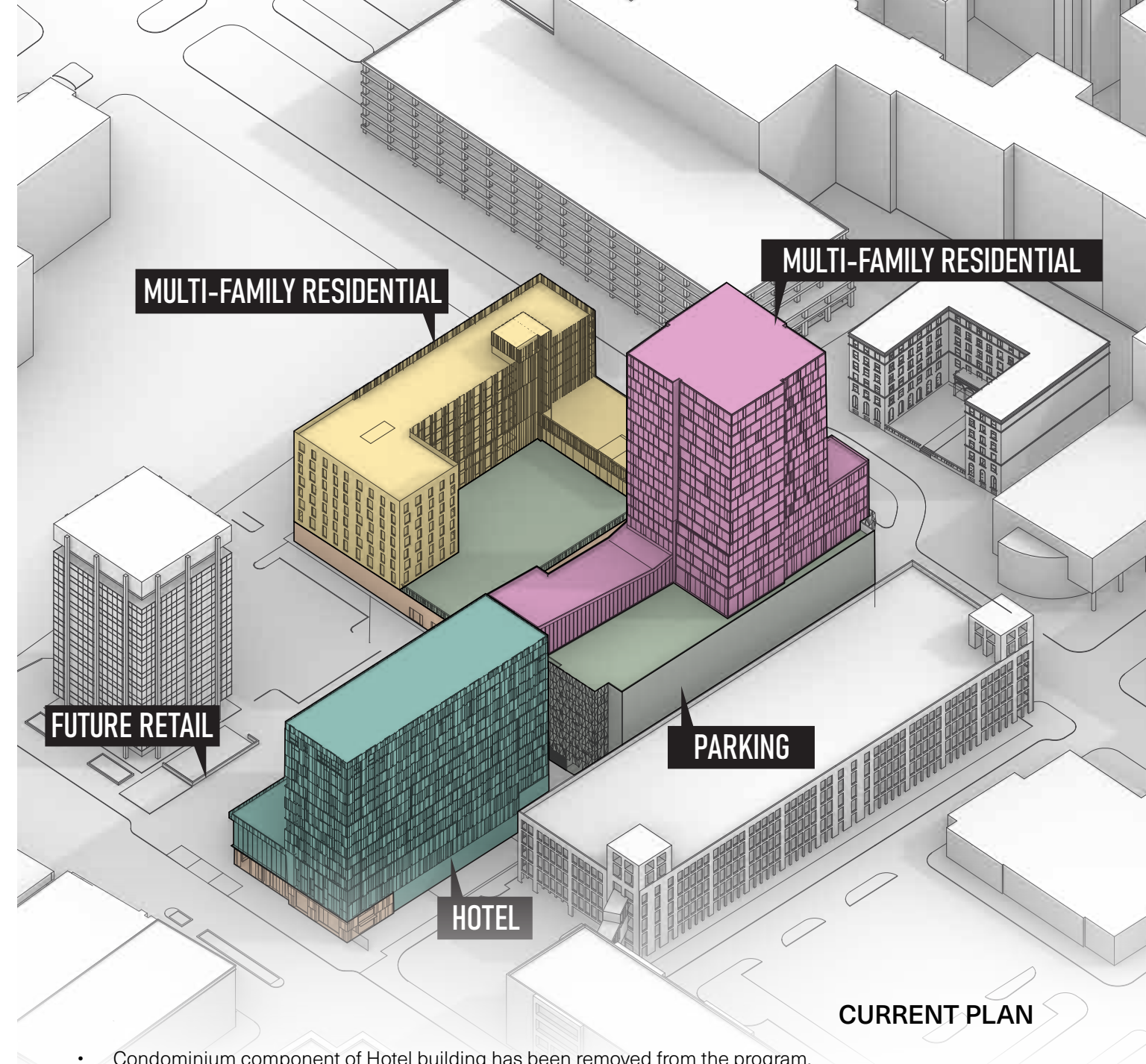
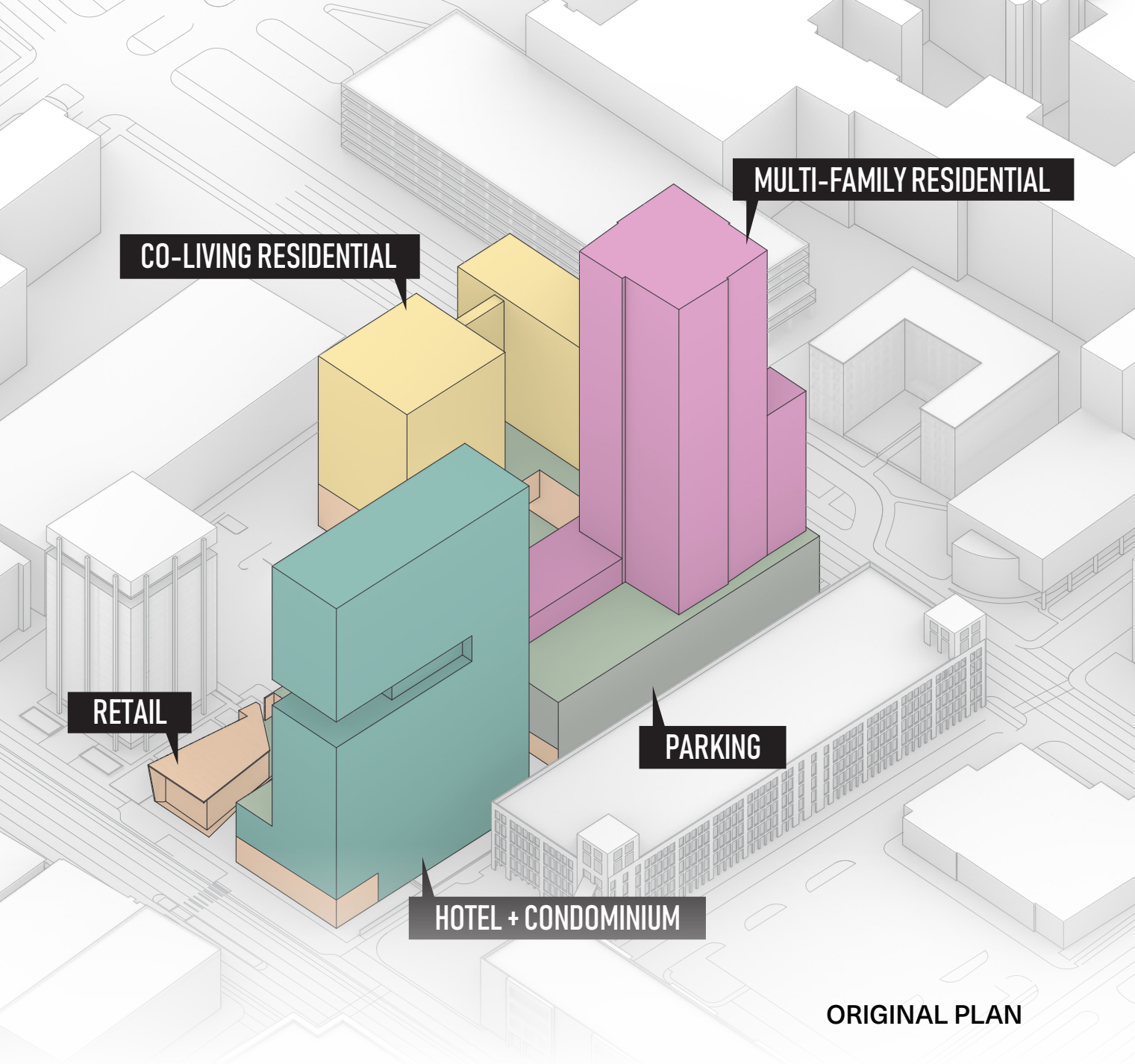


**SCALE HAS SINCE BEEN REDUCED, BUT DESIGN CHARACTER AND MATERIALITY IS CONSISTENT WITH INTENT*














- Condominium component of Hotel building has been removed from the program.
- Ground-floor retail for north-east Multi-Family development has been consolidated into a single footprint on one level.
- North-east Multi-Family development has been reduced in scale and density by 3 levels and 260 beds.
- Under-ground Parking has been removed from the program.
- South-east Multi-Family development has been reduced in scale and density by 16 levels and 160 units.

**See enlarged views for full program breakdowns*

ORIGINAL PROGRAMMING

-  HOTEL + CONDOMINIUMS
-  CO-LIVING HOUSING
-  MULTI-FAMILY HOUSING
-  PARKING
-  RETAIL

Luxury Boutique Hotel

- 16 Levels
- 228 keys

Luxury Condominiums

- 9 levels
- 60 units

Co-Living Housing

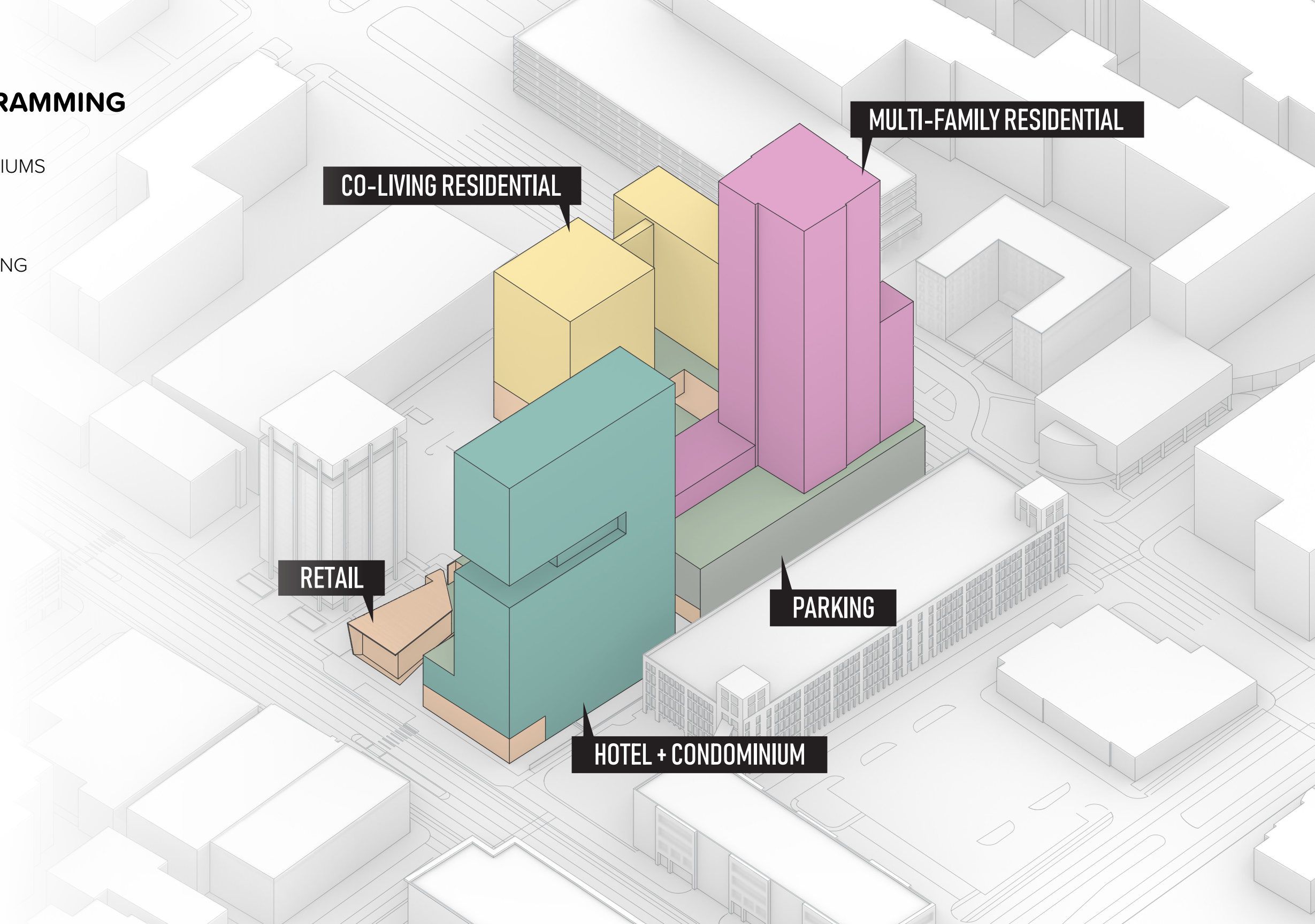
- 10 levels
- 500 - 550 beds

Multi-Family Housing






- 29 Levels
- 313 units

Parking

- 767 spaces



PROGRAMMING

-  HOTEL
-  MULTI-FAMILY HOUSING
-  MULTI-FAMILY HOUSING
-  PARKING
-  RETAIL

Luxury Boutique Hotel

- 15 Levels
- 216 keys

Multi-Family Housing

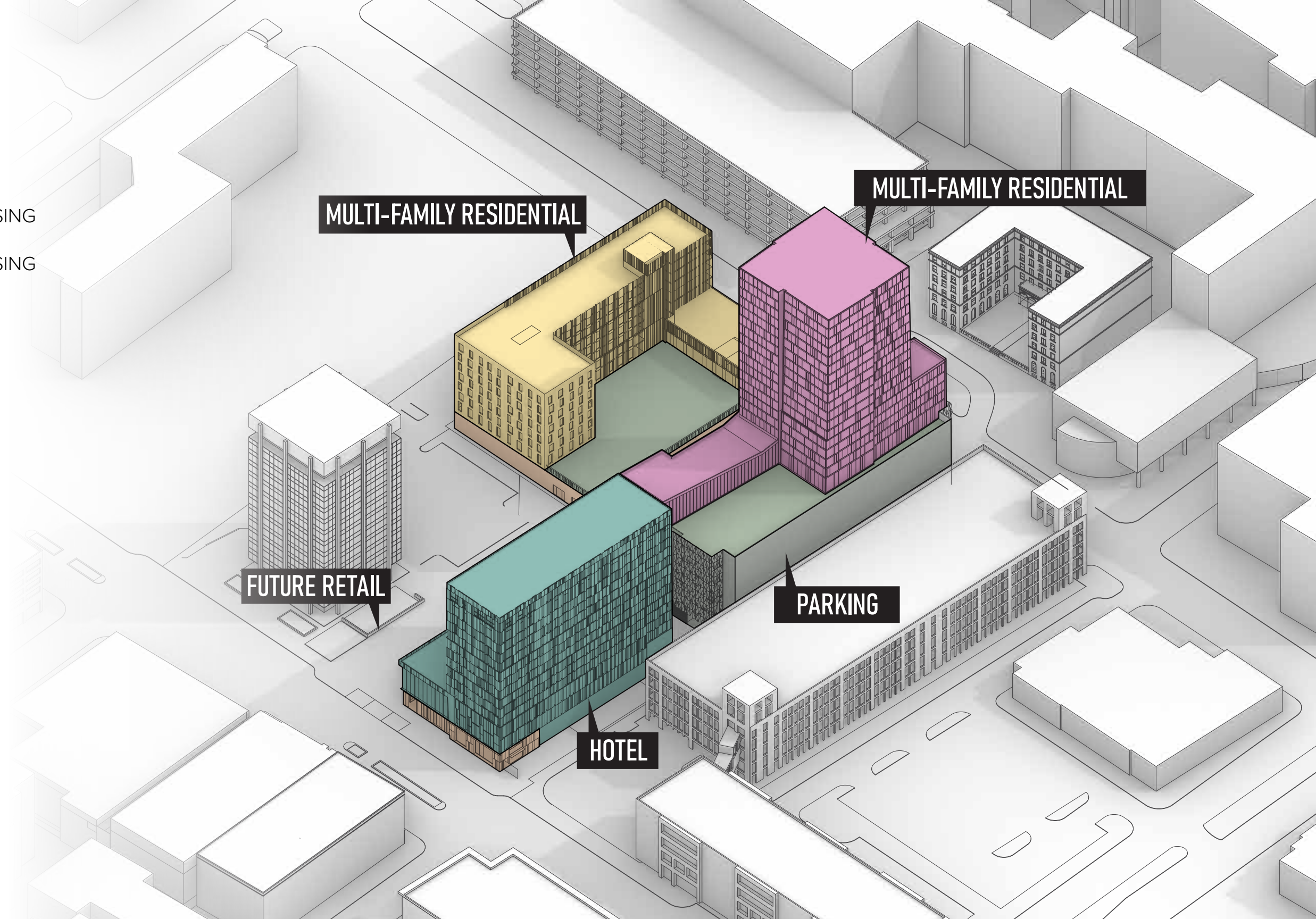
- 7 levels
- 217 units / 238 beds

Multi-Family Housing

- 13 Levels
- 153 units

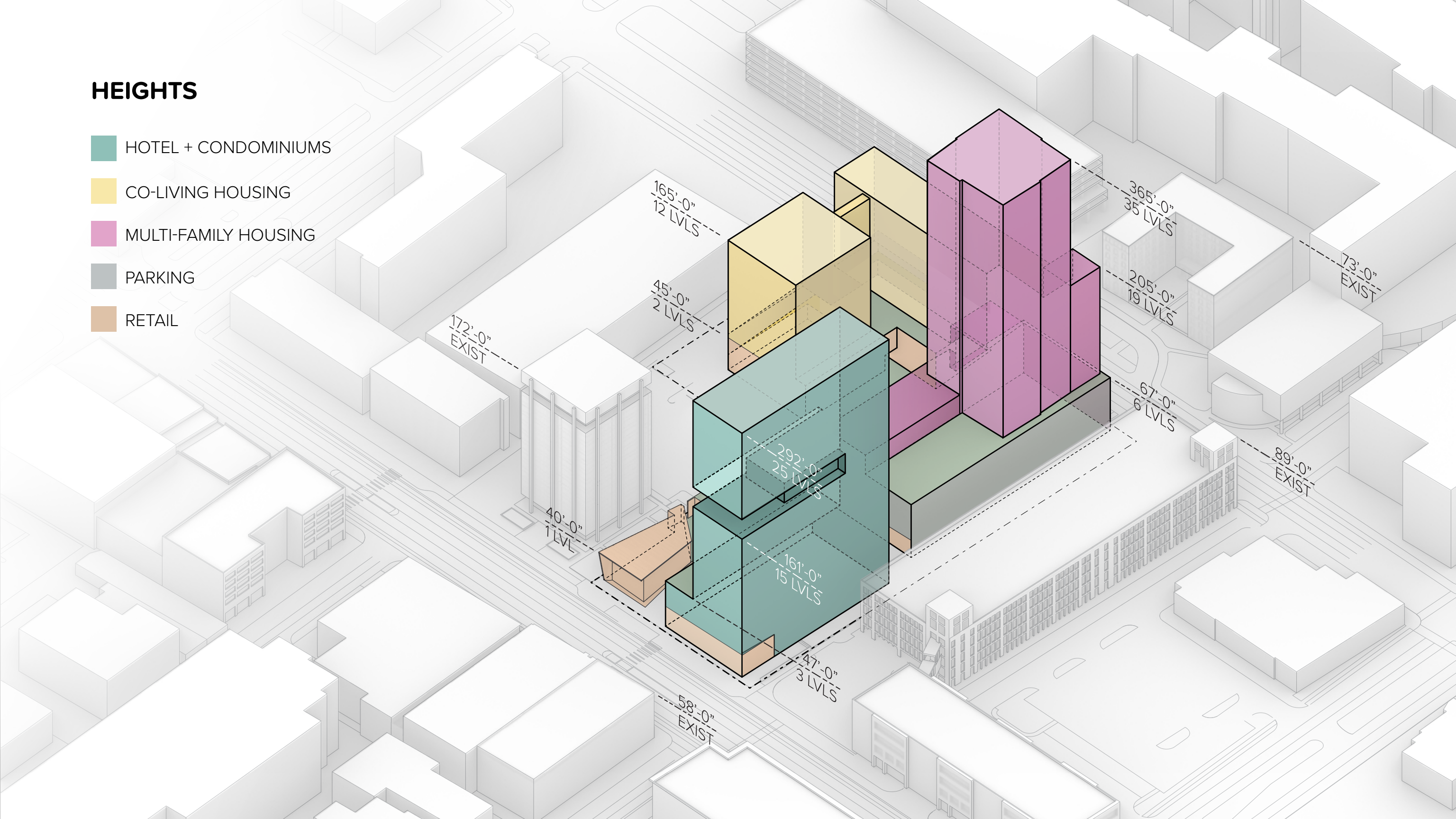
Parking

- 485 spaces



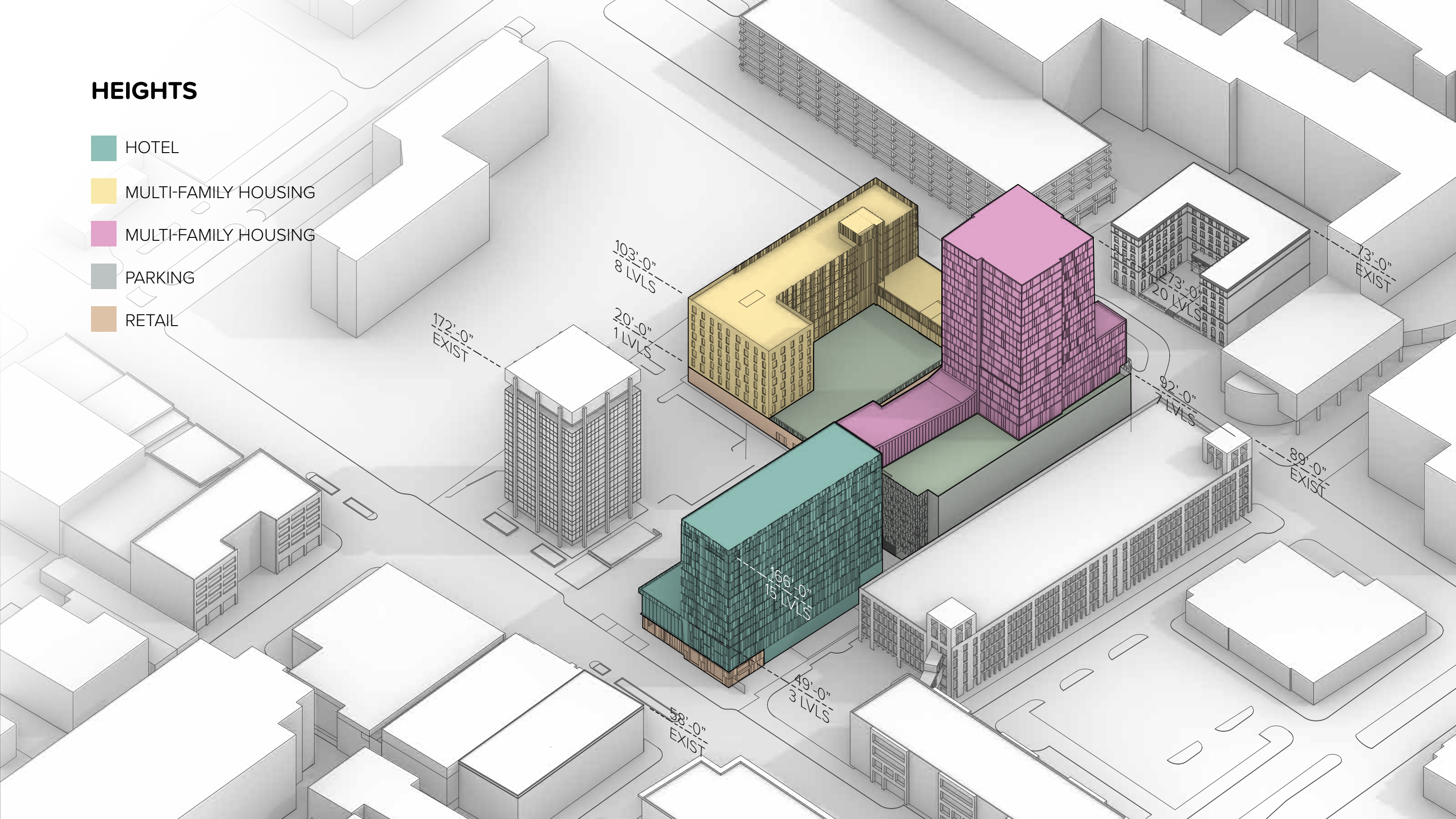
HEIGHTS

- HOTEL + CONDOMINIUMS
- CO-LIVING HOUSING
- MULTI-FAMILY HOUSING
- PARKING
- RETAIL

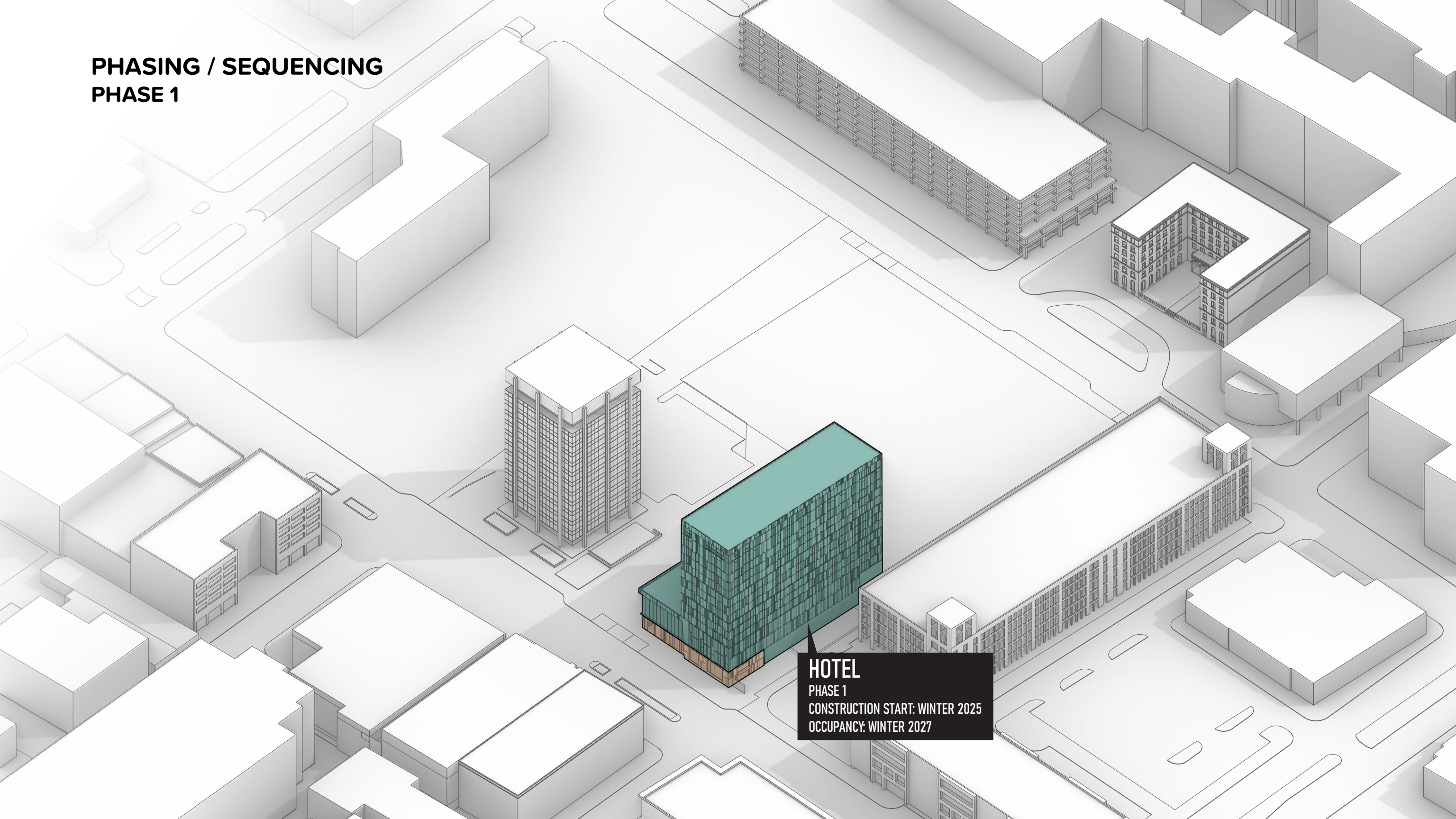


HEIGHTS

- HOTEL
- MULTI-FAMILY HOUSING
- MULTI-FAMILY HOUSING
- PARKING
- RETAIL

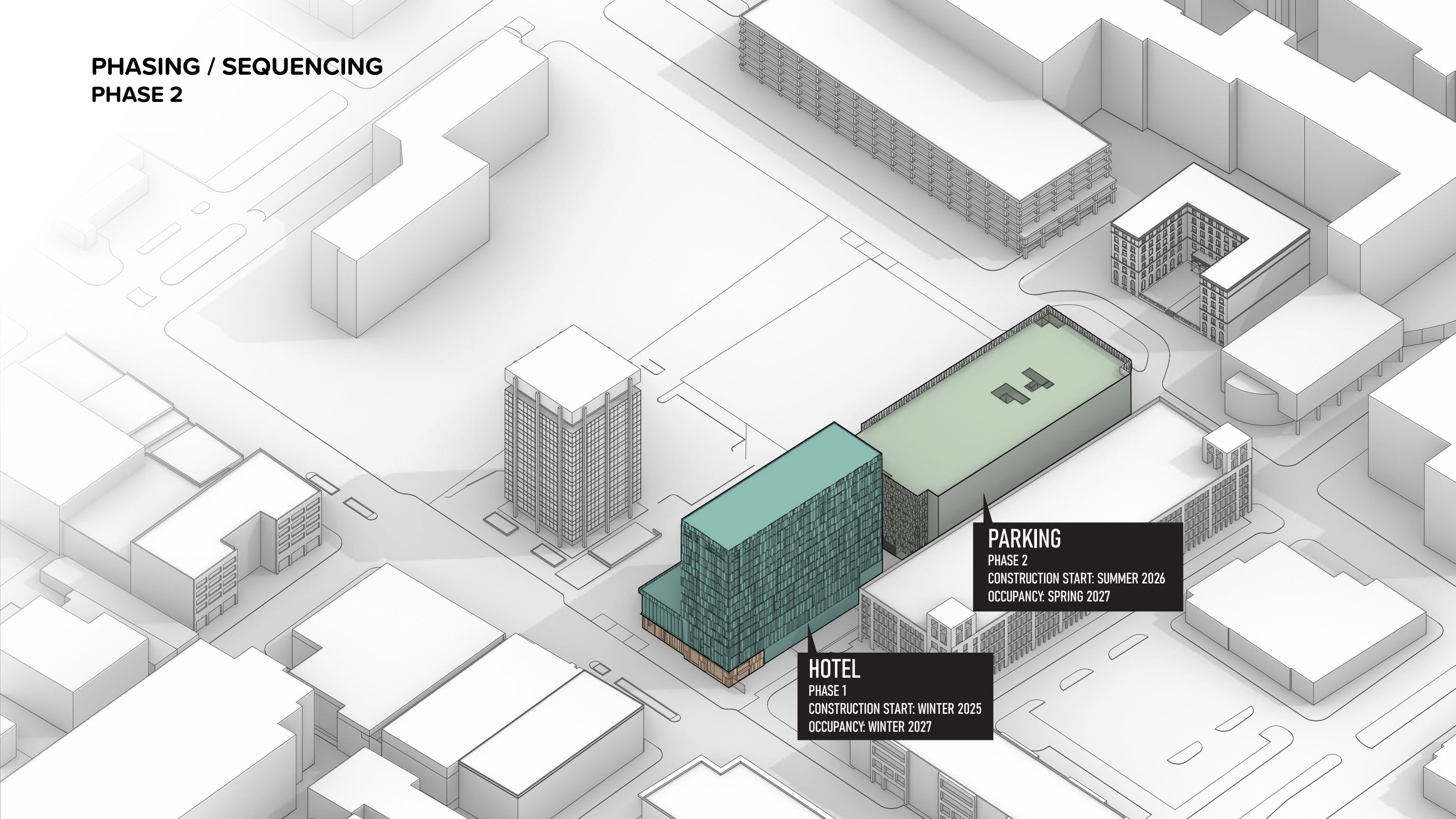


PHASING / SEQUENCING
PHASE 1



HOTEL
PHASE 1
CONSTRUCTION START: WINTER 2025
OCCUPANCY: WINTER 2027

PHASING / SEQUENCING
PHASE 2



HOTEL
PHASE 1
CONSTRUCTION START: WINTER 2025
OCCUPANCY: WINTER 2027

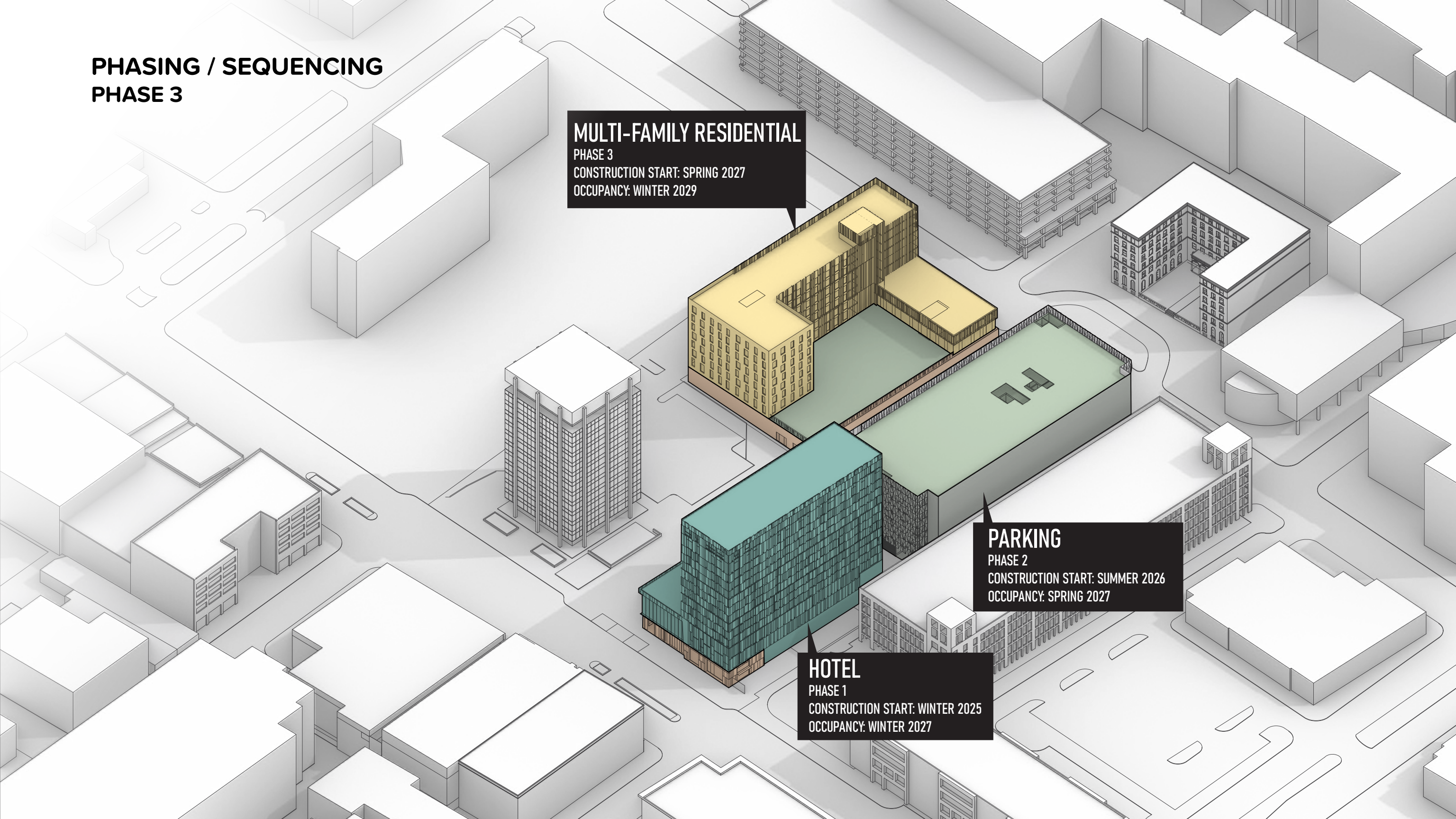
PARKING
PHASE 2
CONSTRUCTION START: SUMMER 2026
OCCUPANCY: SPRING 2027

PHASING / SEQUENCING
PHASE 3

MULTI-FAMILY RESIDENTIAL
PHASE 3
CONSTRUCTION START: SPRING 2027
OCCUPANCY: WINTER 2029

PARKING
PHASE 2
CONSTRUCTION START: SUMMER 2026
OCCUPANCY: SPRING 2027

HOTEL
PHASE 1
CONSTRUCTION START: WINTER 2025
OCCUPANCY: WINTER 2027



PHASING / SEQUENCING

PHASE 4

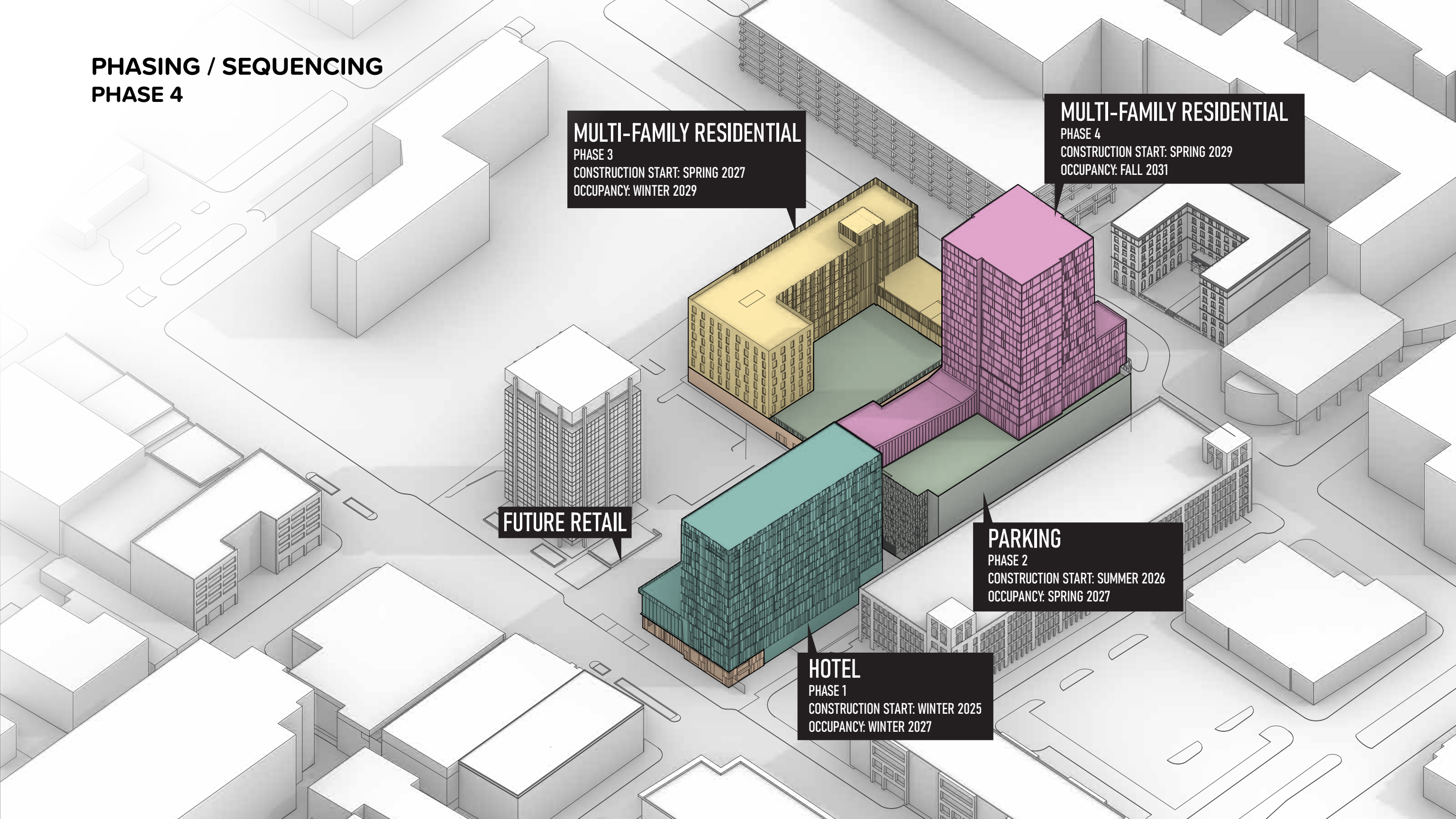
MULTI-FAMILY RESIDENTIAL
PHASE 3
CONSTRUCTION START: SPRING 2027
OCCUPANCY: WINTER 2029

MULTI-FAMILY RESIDENTIAL
PHASE 4
CONSTRUCTION START: SPRING 2029
OCCUPANCY: FALL 2031

FUTURE RETAIL

PARKING
PHASE 2
CONSTRUCTION START: SUMMER 2026
OCCUPANCY: SPRING 2027

HOTEL
PHASE 1
CONSTRUCTION START: WINTER 2025
OCCUPANCY: WINTER 2027



ORIGINAL APPROVAL PROJECT DATA

SITE SUMMARY				
SITE AREA	164,656 SQ. FT. (3.78 ACRES)			
SITE COVERAGE	81,041 SQ. FT. (49%)			
OPEN AREA	83,615 SQ. FT. (51%)			
SITE FAR	6.83			
TOTAL BUILDING AREA	1,124,935 SQ. FT. (EXCLUDING UNDERGROUND PARKING)			
BUILDING HEIGHT LIMITS				
BUILDING TYPE	PROPOSED			ZONE HEIGHT LIMIT
	BUILDING HEIGHT / NUMBER OF STORIES			B5
UNDERGROUND PARKING	N/A (BELOW GRADE) / 1			UNLIMITED
RETAIL PAVILIONS	39' - 5" (T.O. LARGEST PAVILION) / 1			
CO-LIVING, INDOOR HEALTH CLUB, AND RETAIL - MIXED USE	165' - 5" (T.O. ROOF) / 12			
MULTI-FAMILY, RETAIL, AND PARKING STRUCTURE - MIXED USE	365' - 6" (T.O. ROOF) / 35			
HOTEL, RETAIL, AND CONDOMINIUM - MIXED USE	393' - 4" (T.O. MECH. PENTHOUSE) / 24			
BUILDING AREA				
BUILDING TYPE	PROGRAM	AREA COVERAGE	GROSS BUILDING AREA	NO. OF UNITS
UNDERGROUND PARKING	UNDERGROUND PARKING	N/A	142,241 SF	
RETAIL PAVILIONS	RETAIL PAVILION (WEST)	3,870 SF	3,870 SF	
	RETAIL PAVILION (EAST)	4,256 SF	4,256 SF	
CO-LIVING, INDOOR HEALTH CLUB, AND RETAIL MIXED-USE	CO-LIVING RESIDENCE	N/A	228,526 SF	520 BEDS
	INDOOR HEALTH CLUB	N/A	26,834 SF	
	RETAIL	23,747 SF	23,747 SF	
MULTI-FAMILY, RETAIL, AND PARKING STRUCTURE MIXED-USE	MULTI-FAMILY RESIDENCE	N/A	325,474 SF	313 UNITS
	RETAIL	29,640 SF	29,640 SF	
	PARKING STRUCTURE	N/A	172,723 SF	
HOTEL, RETAIL, AND CONDOMINIUM MIXED-USE	HOTEL	19,528 SF	209,485 SF	225 KEYS
	RETAIL	INCLUDED IN ABOVE		
	LUXURY CONDOMINIUMS	N/A	100,381 SF	60 UNITS
PARKING				
BUILDING USE TYPE	BASELINE CALCULATIONS USED AS GUIDE			
	RATIO	TRANSIT MULTIPLIER		
RETAIL SALES / SERVICES	NONE IN MUTI-USE RESIDENTIAL STRUCTURES	0.75		0 SPACES
INDOOR COMMERCIAL AND HEALTH CLUB	1 SPACE PER 200 SQ FT	0.75		101 SPACES
FREE-STANDING RETAIL	1 SPACE PER 200 SQ FT	0.75		31 SPACES
CO-LIVING RESIDENCE	0.33 SPACES PER BED	-		172 SPACES
MULTI-FAMILY RESIDENCE	0.75 PER DWELLING UNIT	-		235 SPACES
HOTEL	3 PER 4 GUESTROOMS + 1 PER DWELLING UNIT	0.75		128 SPACES
LUXURY CONDOMINIUMS		-		60 SPACES
TOTAL				727 SPACES
PROPOSED				
UNDERGROUND STRUCTURE				324 SPACES
ABOVE GROUND STRUCTURE				401 SPACES
OFF-STREET SURFACE				20 SPACES
TOTAL				753 SPACES

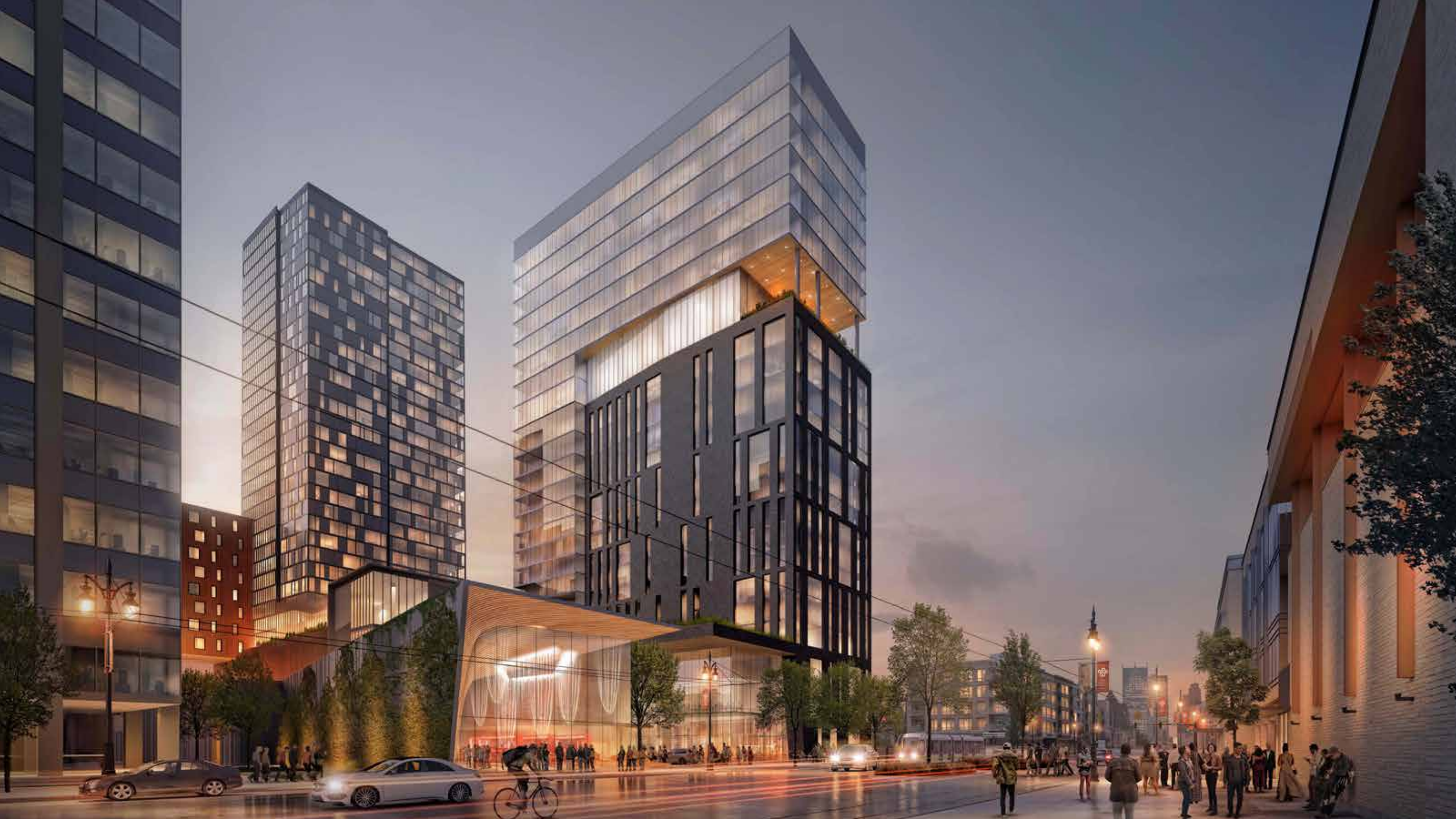
PROPOSED PROJECT DATA

SITE SUMMARY				
SITE AREA	164,656 SQ. FT. (3.78 ACRES)			
SITE COVERAGE	90,556 SQ. FT. (55%)			
OPEN AREA	74,100 SQ. FT. (45%)			
SITE FAR	4.43			
TOTAL BUILDING AREA	730,100 SQ. FT.			
BUILDING HEIGHT LIMITS				
BUILDING TYPE	PROPOSED			ZONE HEIGHT LIMIT
	BUILDING HEIGHT / NUMBER OF STORIES			B5
RETAIL PAVILIONS	40' - 0" / 1 + MEZZANINE			UNLIMITED
MULTI-FAMILY AND RETAIL - MIXED USE	103' - 0" (T.O. ROOF) / 8			
MULTI-FAMILY, RETAIL, AND PARKING STRUCTURE - MIXED USE	273' - 0" (T.O. ROOF) / 20			
HOTEL AND RETAIL- MIXED USE	166' - 0" (T.O. MECH. PENTHOUSE) / 15			
BUILDING AREA				
BUILDING TYPE	PROGRAM	AREA COVERAGE	GROSS BUILDING AREA	NO. OF UNITS
RETAIL PAVILION	RETAIL PAVILION	5,000 SF	9,800 SF	
MULTI-FAMILY AND RETAIL MIXED-USE	MULTI-FAMILY RESIDENCE	N/A	140,500 SF	217 UNITS
	RETAIL	39,193 SF	30,000 SF	
MULTI-FAMILY, RETAIL, AND PARKING STRUCTURE MIXED-USE	MULTI-FAMILY RESIDENCE	N/A	146,500 SF	153 UNITS
	RETAIL	25,588 SF	18,500 SF	
	PARKING STRUCTURE	N/A	190,800 SF	
HOTEL AND RETAIL MIXED-USE	HOTEL	20,775 SF	194,000 SF	216 KEYS
	RETAIL	INCLUDED IN ABOVE		
PARKING				
BUILDING USE TYPE	BASELINE CALCULATIONS USED AS GUIDE			
	RATIO	TRANSIT MULTIPLIER		
RETAIL SALES / SERVICES	NONE IN MUTI-USE RESIDENTIAL STRUCTURES	0.75		0 SPACES
FREE-STANDING RETAIL	1 SPACE PER 200 SQ FT	0.75		37 SPACES
MULTI-FAMILY RESIDENCE	0.75 PER DWELLING UNIT	-		278 SPACES
HOTEL	3 PER 4 GUESTROOMS	0.75		122 SPACES
TOTAL				437 SPACES
PROPOSED				
ABOVE GROUND STRUCTURE				485 SPACES
OFF-STREET SURFACE				22 SPACES
TOTAL				507 SPACES

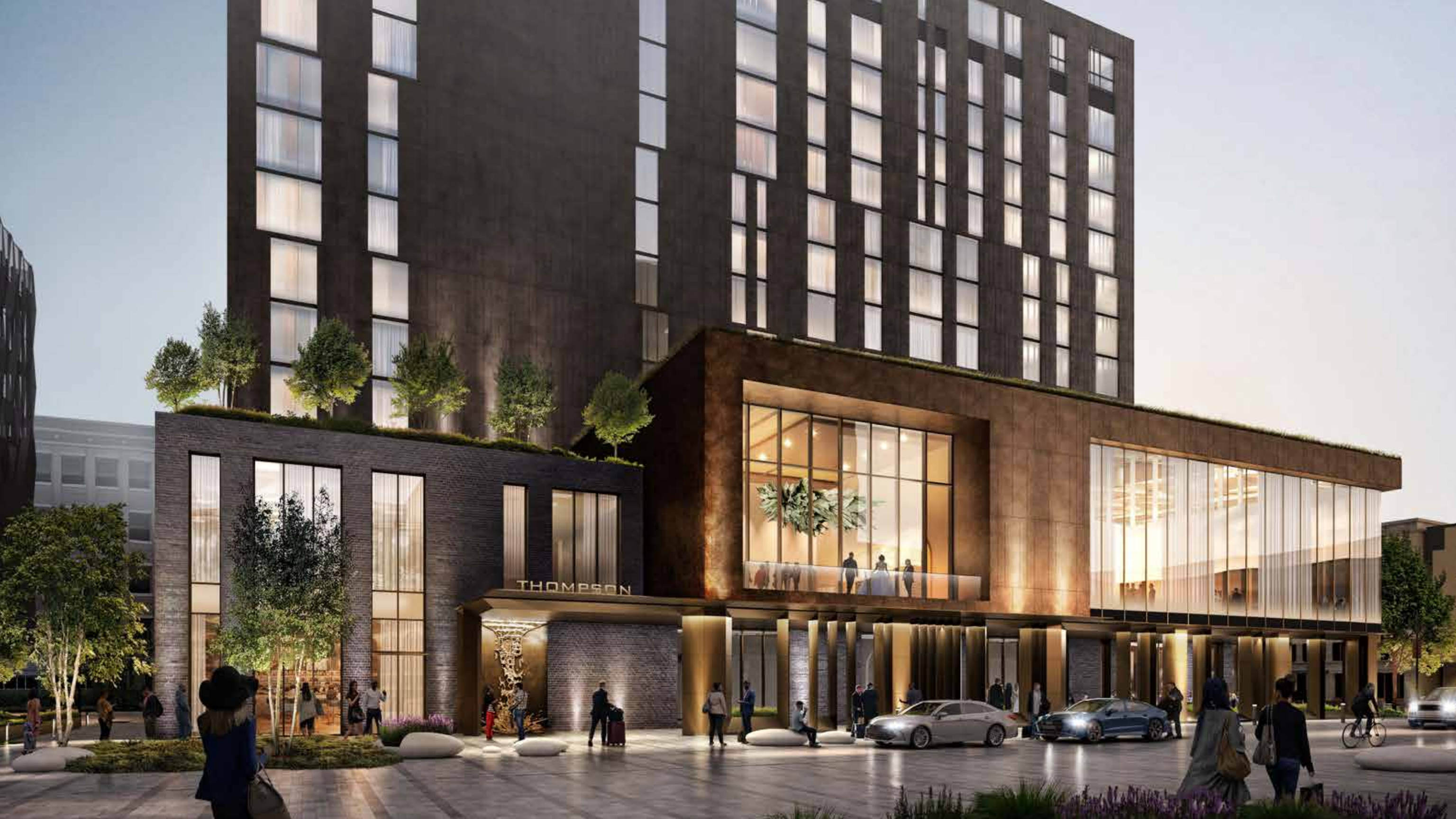


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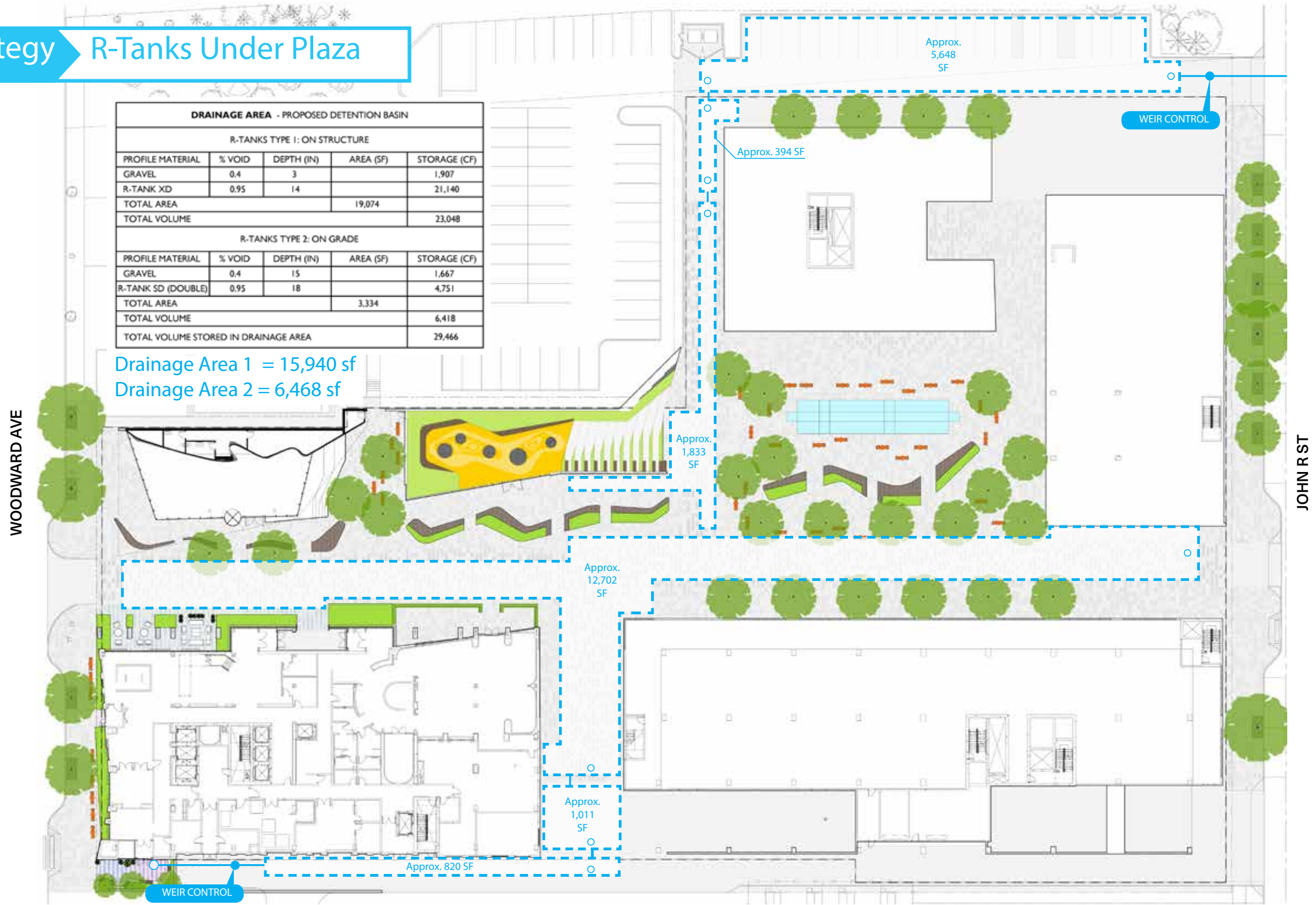


THOMPSON

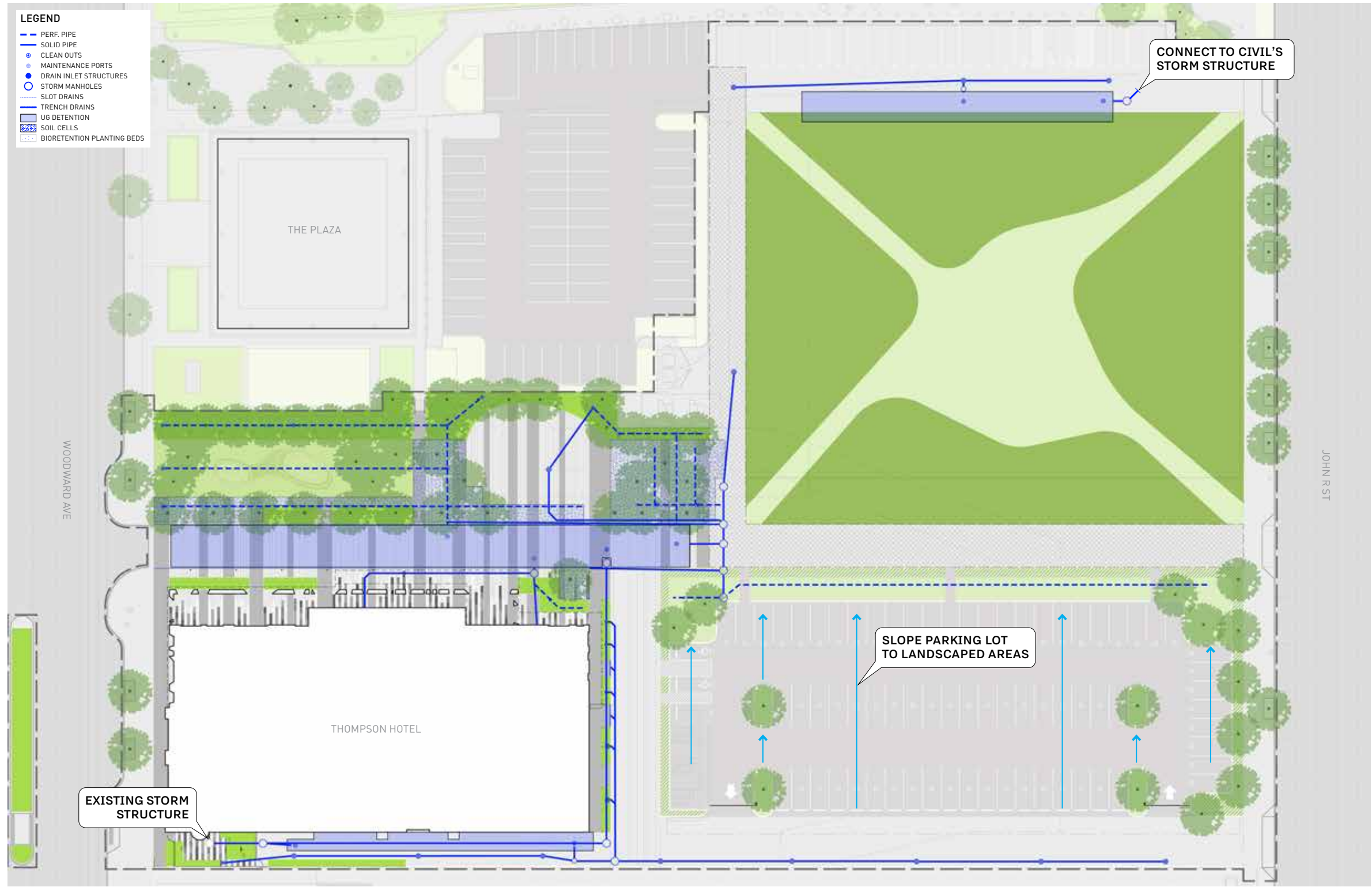
Detention Strategy R-Tanks Under Plaza

DRAINAGE AREA - PROPOSED DETENTION BASIN				
R-TANKS TYPE 1: ON STRUCTURE				
PROFILE MATERIAL	% VOID	DEPTH (IN)	AREA (SF)	STORAGE (CF)
GRAVEL	0.4	3		1,907
R-TANK XD	0.95	14		21,140
TOTAL AREA			19,074	
TOTAL VOLUME				23,048
R-TANKS TYPE 2: ON GRADE				
PROFILE MATERIAL	% VOID	DEPTH (IN)	AREA (SF)	STORAGE (CF)
GRAVEL	0.4	15		1,667
R-TANK SD (DOUBLE)	0.95	18		4,751
TOTAL AREA			3,334	
TOTAL VOLUME				6,418
TOTAL VOLUME STORED IN DRAINAGE AREA				29,466

Drainage Area 1 = 15,940 sf
 Drainage Area 2 = 6,468 sf



- LEGEND**
- PERF. PIPE
 - SOLID PIPE
 - CLEAN OUTS
 - MAINTENANCE PORTS
 - DRAIN INLET STRUCTURES
 - STORM MANHOLES
 - SLOT DRAINS
 - TRENCH DRAINS
 - UG DETENTION
 - SOIL CELLS
 - BIORETENTION PLANTING BEDS



- LEGEND**
- PERFORATED PIPE
 - SOLID PIPE
 - CLEAN OUTS
 - MAINTENANCE PORTS
 - DRAIN INLET STRUCTURES
 - STORM MANHOLES
 - SLOTTED DRAINS
 - TRENCH DRAINS
 - UG DETENTION
 - SOIL CELLS
 - BIORETENTION PLANTING BEDS



3750 WOODWARD AVE
 REVISED SITE PLAN - PHASE 2 (STORMWATER)

0 10 20 40 FT