

# ARBOR SOUTH

ANN ARBOR

Ann Arbor City Council  
Working Session  
11/12/2024







The Vision  
*with Jeff Hauptman  
CEO, Oxford Companies*

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# Oxford Companies

- > Founded 1998
- > 100+ employees
- > \$500MM+ assets under management
  - > 2,600,000+ commercial sf
  - > 1,300+ beds







# Southside Strengths

> The main entrance to Ann Arbor





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- > Less expensive and more open land than downtown






## Southside Strengths

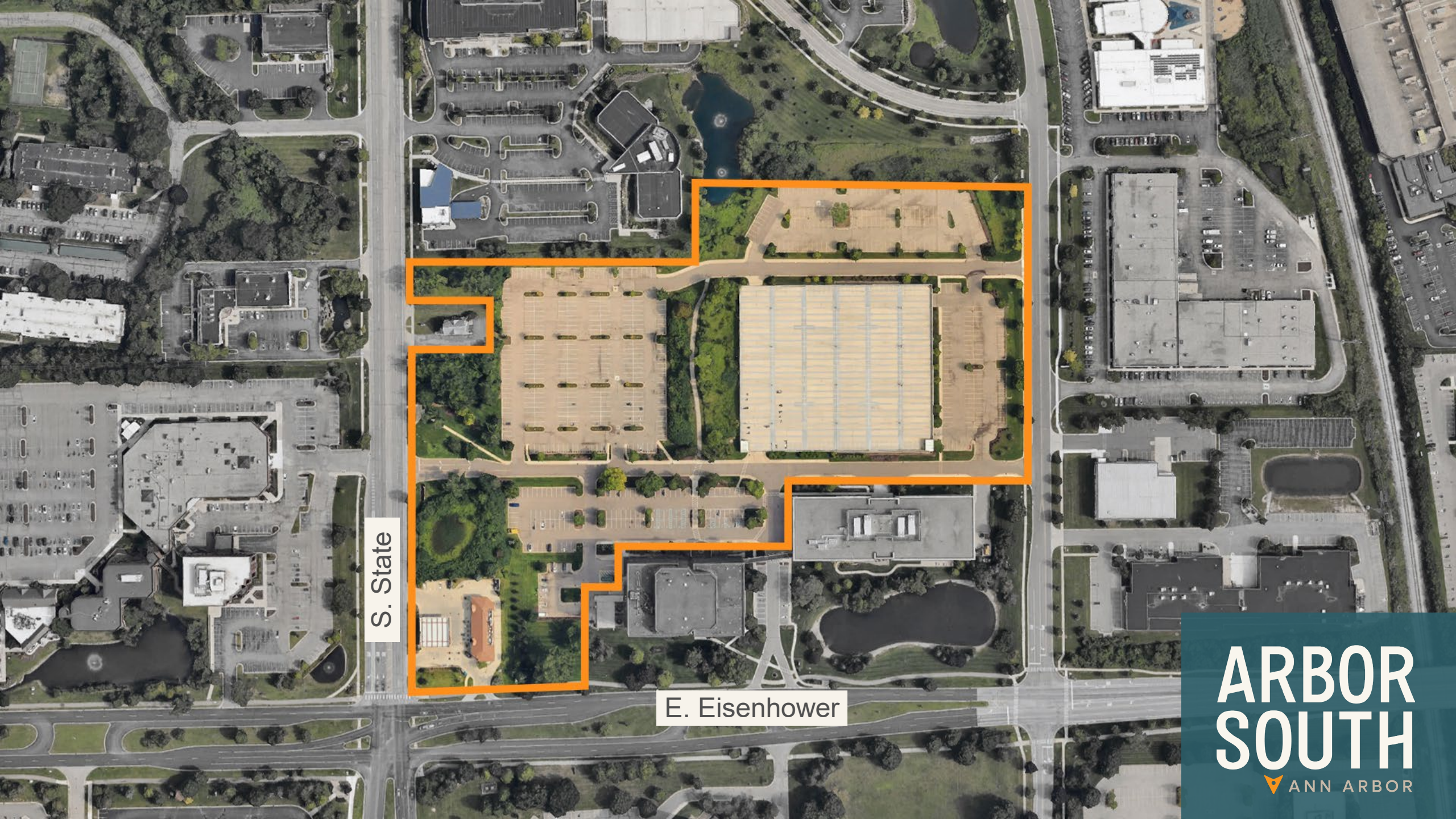
- > The main entrance to Ann Arbor
- > Largest private office/retail markets in Washtenaw
- > Less expensive and more open land than downtown
- > 76,000 daily commuters in Ann Arbor
  - > Nearly half from State/I-94





 TC1 Zoning





S. State

E. Eisenhower

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# Bridge Park

Dublin, Ohio







# Crawford Hoying

- > Founded in 1994
- > \$2.5 Billion in total development and acquisition
- > 19 Million commercial SF managed
- > 17 hotels built or managed



**CRAWFORD HOYING**



# The Project

*with Russ Hunter*

*EVP of Development, Crawford Hoying*

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# The Project

- > Complete Streets
- > Gateway Opportunity
- > Public Open Spaces
- > Dynamic Ground Floors
- > Private Amenity Spaces
- > Neighborhood Programming



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# The Project

- > 780 apartments & condos
- > 215 affordable housing apartments
- > 150 key hotel
- > 3 parking garages
- > Restaurant space
- > Retail space
- > Office space







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Bridge Park  
Dublin, Ohio



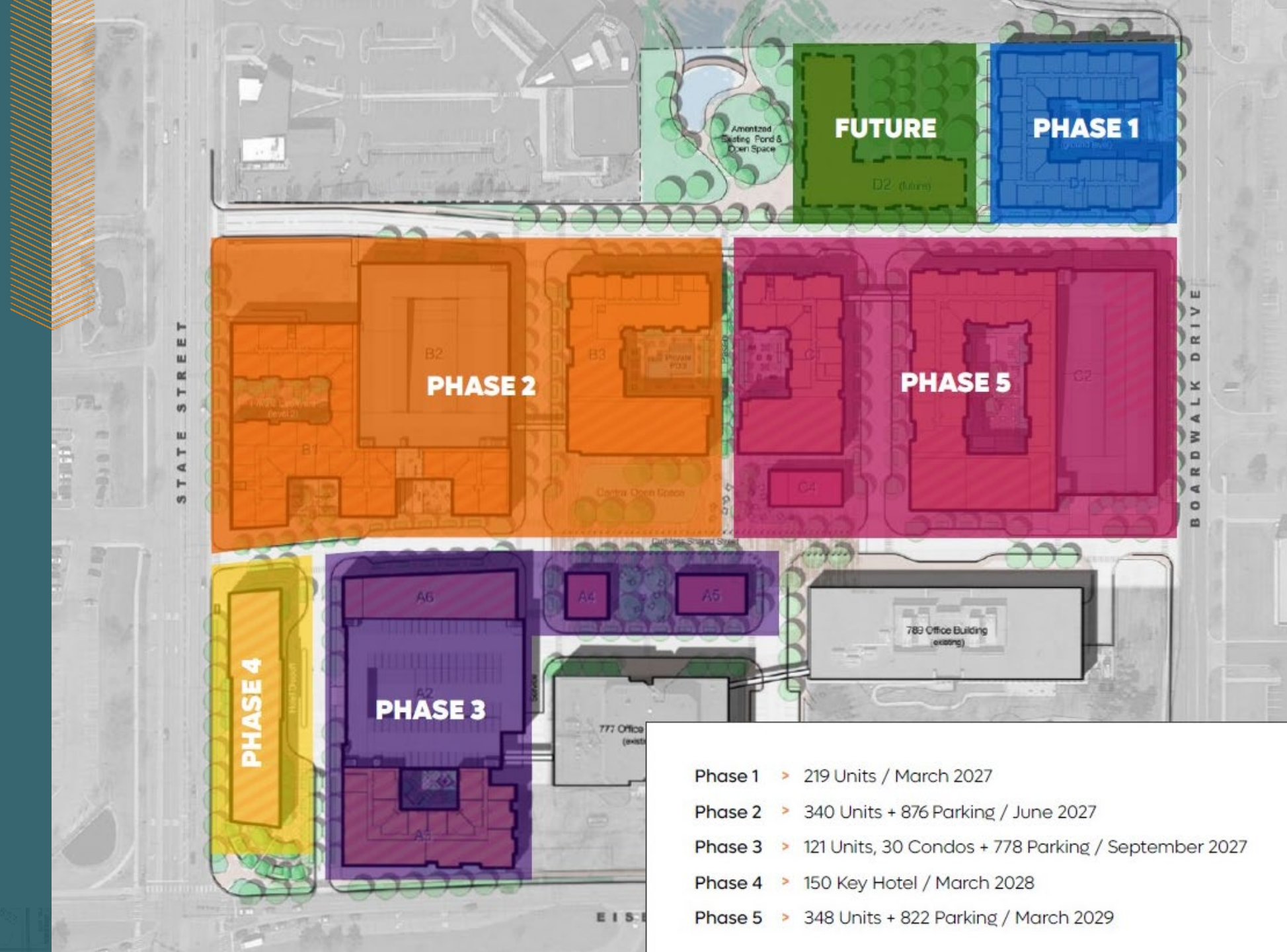
FORE!FEST



The Dublin Market



# Phasing



- Phase 1 > 219 Units / March 2027
- Phase 2 > 340 Units + 876 Parking / June 2027
- Phase 3 > 121 Units, 30 Condos + 778 Parking / September 2027
- Phase 4 > 150 Key Hotel / March 2028
- Phase 5 > 348 Units + 822 Parking / March 2029





# Public Benefits

*with Jeremiah Thomas  
COO, Crawford Hoying*



# Public Benefits



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# Affordable Housing

*with Jennifer Hall*

*Executive Director, Ann Arbor Housing Commission*



# Affordable Housing



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# Public-Private Partnership

*with Jeremiah Thomas  
COO, Crawford Hoying*

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# Public-Private Partnership

Private Improvements

City-Supported Infrastructure

Phasing

Completion Guarantee



# Parking

	Current	Proposed	Delta
Parking Spaces	1,496	2,605	74%
Square Footage	392,190	2,436,681	521%
Spaces per 1,000 SF	3.81	1.07	





# Transportation

	Downtown	Southside	Notes
Commercial SF	1,683,755	3,229,908	Per Swisher Survey
Population	41,588	26,639	48104 vs. 48108 ACS
% Who Drive Alone to Work	36.8%	67.8%	48105 vs. 48108 ACS







# City Considerations

*with Milton Dohoney, Jr.  
City Administrator, City of Ann Arbor*



Thank you.

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concentrate

REGION FOCUS AREAS CITY SERIES ABOUT SUPPORT US

777 E. Eisenhower Parkway Doug Coombe

### Zoning changes aim to create a more walkable, livable community near Ann Arbor's Briarwood Mall

SABINE BICKFORD BROWN | WEDNESDAY, APRIL 6, 2022

Here's what could be next for an area that currently exists as a hub for downtown commuter traffic, national hotel and restaurant chains, and office buildings.

SHARE

2019

Ann Arbor Observer

News Marketplace Events Community Guides SEARCH

### The Litmus Test

Jeff Hauptman already manages three million square feet of office space. Now he's prototyping a plan that could add 10,000 apartments.

By John Hilton | [john@annarborobserver.com](mailto:john@annarborobserver.com)

May 24, 2024 | Business, Featured, Marketplace, News, Real Estate | Comment: 0 | \*\*\*\*\*

Jeff Hauptman, CEO of Oxford Companies. Photo by J. Adrian Nigg

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Healthy Living and Wellness [Check out the guide!](#)

Upcoming Events

- October 22, 2024 Craft & Drink with SCRAP Creative Reuse 6:00 pm
- October 22, 2024 D&D Adventurers League: Spine Factory 6:00 pm
- October 22, 2024 Drop-In Knitting: Spin 6:00 pm
- October 22, 2024 Group Run: Ann Arbor Running Community (ARRC)

2023

2022

2024

REjournals MARKET EVENTS SECTOR REAL ESTATE AWARDS SUBSCRIBE PUBLICATIONS

MICHIGAN | OFFICE

### The goal for south Ann Arbor? Building that neighborhood feel

DAN RAFTER | JUNE 30, 2019

Vacant space is far from plentiful in downtown Ann Arbor. But that doesn't mean there isn't room for new retailers, apartment units and restaurants in the areas surrounding the center of this town. That's especially true of an area south of Ann Arbor near the intersection of State Street and Eisenhower Parkway.

This is the area that Ann Arbor-based Oxford Companies has targeted for new development. According to the company, the south Ann Arbor submarket has the city's largest office market but also more than 30,000 square feet of vacant space. This makes it a good fit for redevelopment.

And the ultimate goal here? Oxford would love to spur the transformation of south Ann Arbor from a largely car-focused, rather bland section of the city into a walkable, bustling neighborhood with independent restaurants, modern multifamily buildings and quirky retailers.

So far, Oxford Companies has been successful in kickstarting what Jeff Hauptman, the company's chief executive officer, hopes will be a redevelopment effort that will transform this somewhat-neglected slice of Ann Arbor into a walkable live/work/play community.

REDnews Austin, TX COMMERCIAL REAL ESTATE summit november 5, 2024

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BETTER CONSTRUCTION BETTER COMMUNITIES.

Michigan

### Mixed-use development could transform nearly 20 acres on Ann Arbor's south side

Updated: Dec. 14, 2023, 10:47 a.m. | Published: Dec. 14, 2023, 10:31 a.m.

777 E. Eisenhower Parkway and Wolverine Tower, 3003 S. State St. in Ann Arbor on Monday, Nov. 8, 2021. Jacob Hamilton | The Ann Arbor News

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# Precedent Projects: Campus Adjacent



THE BANKS  
CINCINNATI, OHIO



THE DISTRICT AT CLIFTON HEIGHTS  
CINCINNATI, OHIO



WATER STREET DISTRICT  
DAYTON, OHIO



WATER STREET DISTRICT  
DAYTON, OHIO



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UNIVERSITY OF CINCINNATI  
CINCINNATI, OHIO



ADJACENT TO  
UNIVERSITY OF DAYTON  
DAYTON, OHIO