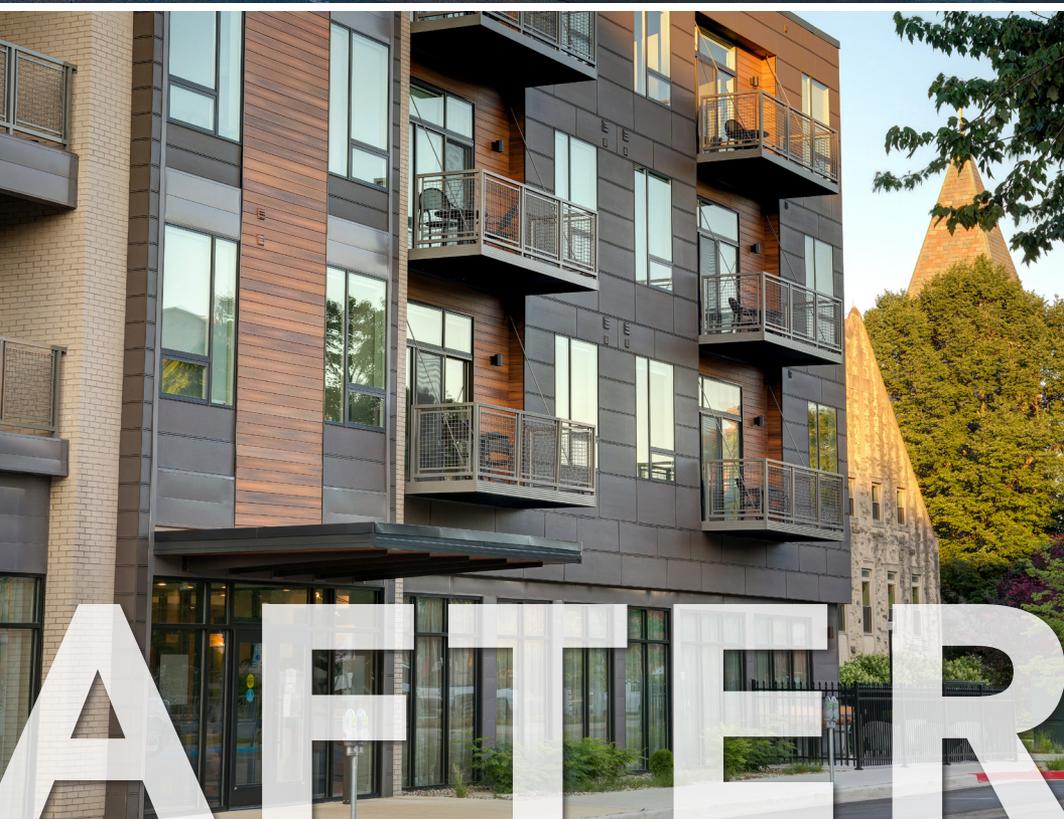


# BEFORE





AFTER

# 400 Rose

## 400 South Rose Street, Kalamazoo

### COMPLETED 2020

#### Project overview

The 400 Rose project transformed a 2.15-acre brownfield site in downtown Kalamazoo into a vibrant four-story, LEED-certified, mixed-use building. The 130,000-square-foot project includes 135 apartments, approximately 7,000 square feet of commercial space, and 185 parking spaces. The project was the first LEED-certified apartment development in Kalamazoo County and offers a variety of unique amenities including rooftop decks and green roofs, bicycle infrastructure, pet-friendly features, and walk-up apartments with sidewalk access. Additionally, the project reserved 10 percent of apartment units for workforce housing with rental rates priced to be attainable to households earning between 80 percent and 120 percent of the Kalamazoo County area median income.

In addition to adding over 130,000 square feet of new mixed-use space to a formerly underutilized site approximately one block from the downtown Kalamazoo walking mall, the project also addressed brownfield conditions on the site, making it safe for redevelopment. The development included improvements to public infrastructure around the building including heated sidewalks, landscaping and lighting improvements, bike racks and enhanced public utilities.

With easy walkability to downtown amenities like the Kalamazoo State Theatre, unique restaurants, and downtown retail businesses, as well as access to major employers, like Bronson Hospital and the Western Michigan University Homer Stryker M.D. School of Medicine, this project has increased walkability, added density and enhanced housing options in the heart of downtown Kalamazoo.

**MEDC investment:** \$4.4 million Community Revitalization Program Loan;  
\$3.6 million Brownfield Tax Increment Financing

**Local investment:** \$2.2 million Brownfield Tax Increment Financing

**Private investment:** \$25.5 million

**Jobs created:** 8