Uptown Reinvestment Corporation
Non-profit 501c3 focused on reinventing downtown Flint

Uptown 6
A group of caring businessmen that desire to give back by investing patient capital, time and expertise

Uptown Developments
Strategic long term development company focused on doing good and revitalizing downtown Flint
Uptown Developments (Uptown) was formed in 2002 for the sole purpose of revitalizing downtown Flint. Uptown is a partnership between the Uptown Reinvestment Corporation (URC), a 501(c)(3) nonprofit, and Uptown 6, LLC, which is a privately held company. The nonprofit URC was founded in 1999 with a mission to revitalize downtown Flint, and soon thereafter it became clear that, in order to be successful, it would need to inject itself with some entrepreneurial spirit. Accordingly, URC enlisted the support of six local individuals who had experienced great business success in Flint and desired to give back to the community by investing patient capital, time, and expertise. This group formed Uptown 6, LLC. To date, the combined partnership has invested over $100 million in the revitalization effort and has renovated or constructed over 1,000,000sf of real estate in downtown. These developments have leveraged an additional $100 million in institutional and real estate investment downtown.

Uptown started the evolution of downtown revitalization with the First Street Lofts, Rowe Professional Services Headquarters, and Riverfront Residence Hall projects. These projects were pivotal turning points that converted the downtown area from a place where, less than ten years ago, 80 percent of the buildings were boarded up, zero people were living downtown, and the streets were empty after 5 p.m. and on the weekends. Today, downtown Flint has become a bustling place with people filling the streets, historic buildings, and newly constructed facilities, making way for successful events like Back to the Bricks, the Art Walk, and the Buckham Alley Festival.

In addition, Uptown has leveraged the revitalization effort started over a decade ago to help establish or house 23 new businesses, including 7 restaurants, and enabled the migration of over 1,000 new people living downtown, making the downtown area the fastest growing neighborhood in the city of Flint. Uptown is also creating the new Flint Health and Wellness District anchored by Michigan State University’s (MSU) College of Human Medicine. The district will focus on attracting education, medical, and research-oriented businesses to the downtown.
Our services

01 Design Build
Uptown Developments is focused on reinventing downtown Flint. Accordingly, we work with potential users to craft custom solutions to meet their needs. Our project team has professional background in architecture and landscape architecture, as well as significant experience in all areas of construction, methods, and special financing, so we are uniquely poised to deliver out-of-the-box solutions to our users.

A typical work session includes collaboration with our client, project managers, and a team of preselected architects. In these meetings, the user’s program, schematic diagrams, high-end photo-realistic renderings, and other details are established, and up-front expectations are set that will allow us to work with every budget to design unique solutions that create affordable projects. The Uptown team’s attention to detail, along with our knowledge of local politics, financing tools, and connections, is what sets us apart and allows us to deliver complete packages at budgeted prices for the end user.

02 Historic Renovation
The Uptown Group has extensive experience in historic rehabilitation and the use of tax credits, and has used this financial tool on a number of our projects. Downtown Flint has a beautiful stock of buildings that demonstrates the amazing economic history of our city. We can deliver a renovated building while providing modern amenities for businesses, institutions, or residents. The result is a unique juxtaposition of modern and historic features that lend themselves to a unique and productive business environment.

03 Institutional Use
The University of Michigan-Flint (UM-Flint) School of Management, MSU’s College of Human Medicine, and Genesys are three of our institutional tenants. We are accustomed to working with the demands of institutional construction and are able to work with our contractors and subcontractors to meet our clients’ needs in a creative, timely, and cost-effective manner.

Creating a practical and functional space that fits our clients’ desires and budget is our goal here at Uptown. Whether you are looking for corporate headquarters or classroom or medical space, we are here to help meet your needs in the thriving city center.
Our products

01 Office

We specialize in delivering signature office space for small to midsized users. Our mixed-use building strategy allows users to obtain a significant building presence and naming rights on buildings that are sometimes three to four times the size of the desired lease area. Core examples of this are the Rowe, Wade Trim, and Community Foundation buildings. We work with businesses to design a space from scratch; whether a renovated historical building or new construction from the ground up, our specialty is designing unique work environments at affordable prices.

We bring a unique blend of experience, commitment, relationships, and enthusiasm to every office, mixed-use, or life sciences project. We also specialize in tax credit financing, which allows us to deliver space to users at below hard construction cost prices. As a result, we have built momentum and created places that have transformed downtown Flint.

02 Retail

Shopping, dining, entertainment, and a sense of place are attracting people to downtown Flint in partnership with local governments, local retailers, and other businesses. Partnerships are the foundation of our urban retail offerings and open-air downtown environment.

We consider demographic trends and socioeconomic factors, with a goal of bringing business back to the underserved Flint market. We identify local and regional needs, desires, and lifestyles, and match them with retailers who share a vision for retail growth and excitement.

The result? Destination shopping and dining, often with unique entertainment features, that reflect local interests and needs. We satisfy people’s quest for enjoying a sense of place where they can interact and experience what’s new and appealing. From groundbreaking to grand opening, to daily gatherings and local events, our ground floor retail on South Saginaw Street is becoming a high-impact community asset.

03 Housing

Overlooking the bricks of South Saginaw Street, Uptown has converted many historic buildings into stylish loft apartments. While each loft is unique, they all feature high ceilings, exposed brick walls, open duct-work, oversized windows, and historic details that make every unit special. Uptown has also created modern university housing in the Riverfront Center that features panoramic views of the Flint River, downtown, and the U-M-Flint campus.

With residential lofts and retail and office space, downtown Flint has become the city’s fastest growing neighborhood and has transformed the area from an underused ghost-town setting into a vibrant 24-hour community.
The former Economy Shoes building was constructed in the late 1880s. The building has a vintage 1920s façade that includes dark crimson red brick and oversized windows. The Economy Shoes store operated out of this building for nearly 100 years, eventually going out of business in the late 1980s. The three-story building was the first mixed-use project completed by the Uptown Group. The building houses Café Rhema on the ground floor, an office on the second floor, and a 1,200sf loft apartment on the third floor. Café Rhema has outdoor umbrella tables on the sidewalk during the summer months and has a performance space inside with a stage for musical performances.
The historic First Street Lofts building, constructed in 1925, has undergone a complete renovation offering 16 new luxury one- and two-bedroom loft apartments ranging from 800sf to 1,500sf. The historic seven-story building was built in a neo-classical style. Ornamental American eagles are perched over the front doors and ornamental lion heads, daisies, and peacocks top the building. Sheathed in white terra cotta, the building proudly represented the national banking system and brought the "City Beautiful Movement" to the growing industrial city. A distinctive floor design made of art tile from the Flint Faience Tile Company gave the bank an "arts and crafts" detail. Hallways and stairs also were covered with Faience tile, much of which still remains.

Uptown has completed an extensive restoration of the building’s façade and converted floors three through seven to residential lofts. The building is listed on the National Register of Historic Buildings, and the historic marker on the façade describes First National Bank’s contribution to the financing of General Motors.
The Rowe Building is a $20-million mixed-use building in the center of downtown Flint and includes the combination and adaptive reuse of three historic adjacent buildings totaling 83,000sf. The buildings have been renovated into a single modern office/loft complex with a four-story atrium lobby. Rowe Professional Services is the primary tenant with over 100 employees working in this headquarters. In addition, MLive/The Flint Journal is located on the street level, alongside Landaal Packaging’s Design and Corporate Office in the north suite, and eight luxury loft apartments are located on the fourth floor. This project was completed in the fall of 2010.
The Wade Trim Building is located on the east side of the 500 block of South Saginaw Street and consists of new construction totaling approximately 30,000sf. This mixed-use property offers retail/restaurant space on the ground floor, offices on the second floor, and loft apartments on the third floor. The building is anchored by Wade Trim, a national engineering firm, and was completed in the summer of 2008.
The Community Foundation Building project rehabilitated two historic buildings to create one. The Community Foundation of Greater Flint relocated its office space to the second floor of the property. The eye-catching interior of the space includes exposed brick walls, skylights, and handsome, made-in-Michigan Herman Miller furniture. The 501 Bar and Grill occupies the first floor of the building and includes richly decorated dining and bar areas, as well as a lively outdoor dining area. Two deluxe loft apartments are located on the third floor of the building and include exposed brick walls, wood floors, granite countertops, and a shared rooftop patio.
The new Genesys Clinic is a state-of-the-art, 24,000sf medical facility that houses approximately 75 doctors, nurses, and medical technicians. In addition, the facility will serve as a training center for students attending MSU’s new College of Human Medicine located only a block away. The $4-million project includes a beautiful new brick and glass façade facing both South Saginaw and Kearsley streets.
The Riverfront Center is a stunning, 16-story tower with an attached state-of-the-art banquet center and a classroom facility that houses UM-Flint’s School of Management. The tower includes a 550-bed student residential housing facility with modern floor plans and panoramic views of downtown and the Flint River. The adjoining Riverfront Conference Center is Genesee County’s largest conference facility and is capable of hosting over 2,400 people. The fully occupied project totaled over $32 million and was completed in 2012.
Blackstone’s Pub and Grill is a downtown hot spot. This 6,000sf restaurant opened in 2008 as the first new full-service restaurant in downtown in over a decade. The opening of Blackstone’s blazed the trail for new establishment, and soon after its opening, a wave of niche eateries opened in downtown Flint. An Irish theme is carried through the establishment, from the flag outside building to the St. Patrick’s Day countdown clock at the entrance. The tall ceilings, long bar, and green lights keep you in the party mood all year round. With great food, a fun atmosphere, and a massive summer patio, Blackstone’s is a downtown favorite.
Anchored by the Flint Farmers’ Market and MSU’s College of Human Medicine, the Health and Wellness District is designed to attract the next wave of medical and research-oriented businesses to Flint. The initial phase of the project calls for redeveloping four city blocks.
The relocation of the Flint Farmer’s Market (Market) to downtown will allow for continued growth and prosperity of the beloved Market, which serves over 270,000 people per year. The new Market will double the indoor selling space and expand the outdoor vending area. The additional space will provide for added participation and events through the inclusion of a 150-person community room, a demonstration kitchen, and a new commercial kitchen that will allow for secondary uses for farmer co-ops and the development of small food-oriented businesses. The project will also have 10,000sf of Class A office space that will create an informal endowment for the Market’s programs.

MSU will be expanding its medical education and public health programs in Flint, bringing 100 third- and fourth-year medical students to Flint per year. The school will be housed in the renovated Flint Journal building designed by Albert Kahn and will include 40,000sf of classroom and office space, 7,000sf of additional office space, and 16 loft apartments.

PACE (Program of All-inclusive Care for the Elderly) is a community-based service that provides comprehensive, cost-efficient medical and social care for frail adults age 55 and older who are Medicaid/Medicare dual eligible and in need of skilled nursing-home-level type care. The Genesys PACE Center will provide a full continuum of care: primary care, including physicians and nursing services; adult day health; hospital and home care as needed; physical, occupational, and recreational therapy; meals and nutritional counseling; social services; transportation; and an array of other services participants may need throughout their stay to improve and maintain their overall health. The project will create 75 new jobs.