

EXISTING CONDITIONS ASSESSMENT

DETROIT PEOPLE MOVER –
SYSTEM PLAN AND DOWNTOWN MOBILITY STUDY

OCTOBER 2025



AECOM



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STATION PROFILES

The following station profiles zoom into each of the stations, taking a closer look at what is within a quarter-mile radius of each DPM station. These profiles provide insights for each station based on the following data:

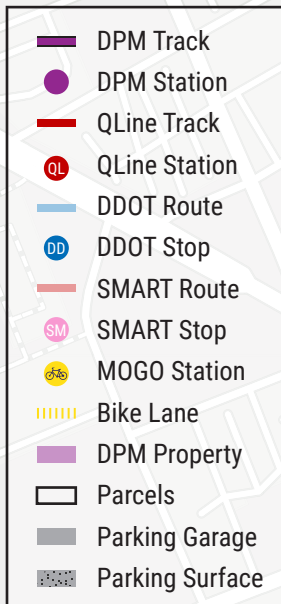
- 2025 Real Estate: Data from Costar and the National Housing Preservation Database showing office space, retail space, hotel capacity, multifamily housing, and affordable housing units.
- Development Pipeline: Costar data showing pipeline office, retail, hotel, and multifamily information.
- Station ridership: National Transit Data showing ridership levels by station and rankings from 2015 to 2019 compared with rankings from 2024 to 2025. Stations are ranked relative to one another to show how station popularity has shifted over time.
- Development opportunities: This section highlights the total amount of vacant square feet within a quarter mile of each station, as well as the percent of parcel surface area that is vacant. This information comes from June 2025 City of Detroit Parcel Data information, with vacancy determined based on parcel property class descriptions.
- 2025 Jobs: Data Axel/Esri data shows how many employees work within a quarter mile of each station, providing insight into which stations may be serving commuters.
- Public Parking Availability: Parking data, originally created by the DDP and updated to reflect more recent changes, provides insight into public parking availability surrounding each station.⁸⁵
- Key Destinations: Parks, event venues, and community assets around each station are called out to highlight the key destinations served by each station.
- Mobility: Two scores are highlighted here. The Connectivity to Transit Score provides a score, normalized relative to other stations, for each station based on the number of routes that stop within a quarter mile and scaled based on the frequency of each route. This score includes DDOT, SMART, QLINE, D2A2, and DAX routes. The non-motorized infrastructure score considers the miles of shared-use paths, on-street bike infrastructure, sidewalks, and crosswalks within a quarter mile of each route, normalized relative to other stations.

⁸⁵ Parking Downtown, DDP, Updated July 24, 2018, <https://data-downtowndetroit.opendata.arcgis.com/datasets/downtowndetroit::parking-downtown/explore?location=42.338752%2C-83.056594%2C14.02>.



GRAND CIRCUS PARK STATION

On the corner of Park Avenue and Washington Boulevard



Station Facts

2025 Real Estate

Office: 3.7M SF
Retail: 643K SF
Hotel: 642 Rooms
Multifamily: 2,794 Units
Affordable Housing:
 519 Units

Development Pipeline

Office: 1.0M SF
Retail: 0 SF
Hotel: 537 Rooms
Multifamily: 863 Units

Station Ridership

2024 Ridership: 129,895
Station Ridership Rank
 2015-2019*: 4th
Station Ridership Rank
 2024-2025*: 3rd

Development Opportunities

Vacant/Underutilized Parcel Area*:** 592K SF
Vacant and Underutilized Parcel Area/Total Parcel Area: 20%

2025 Jobs

Employees: 7,644

Public Parking Availability

Public Lot and Garage Spaces: 5,884

Mobility

Connectivity to Other Transit Score:** 36%
Connectivity to Non-Motorized Infrastructure Score:** 92%

Key Destinations

Parks:
 1 Grand Circus Park
Event Venues and Community Assets:
 2 YMCA
 3 Comerica Park
 4 Detroit Opera House
 5 Fillmore Theatre

*Ranked relative to other stations

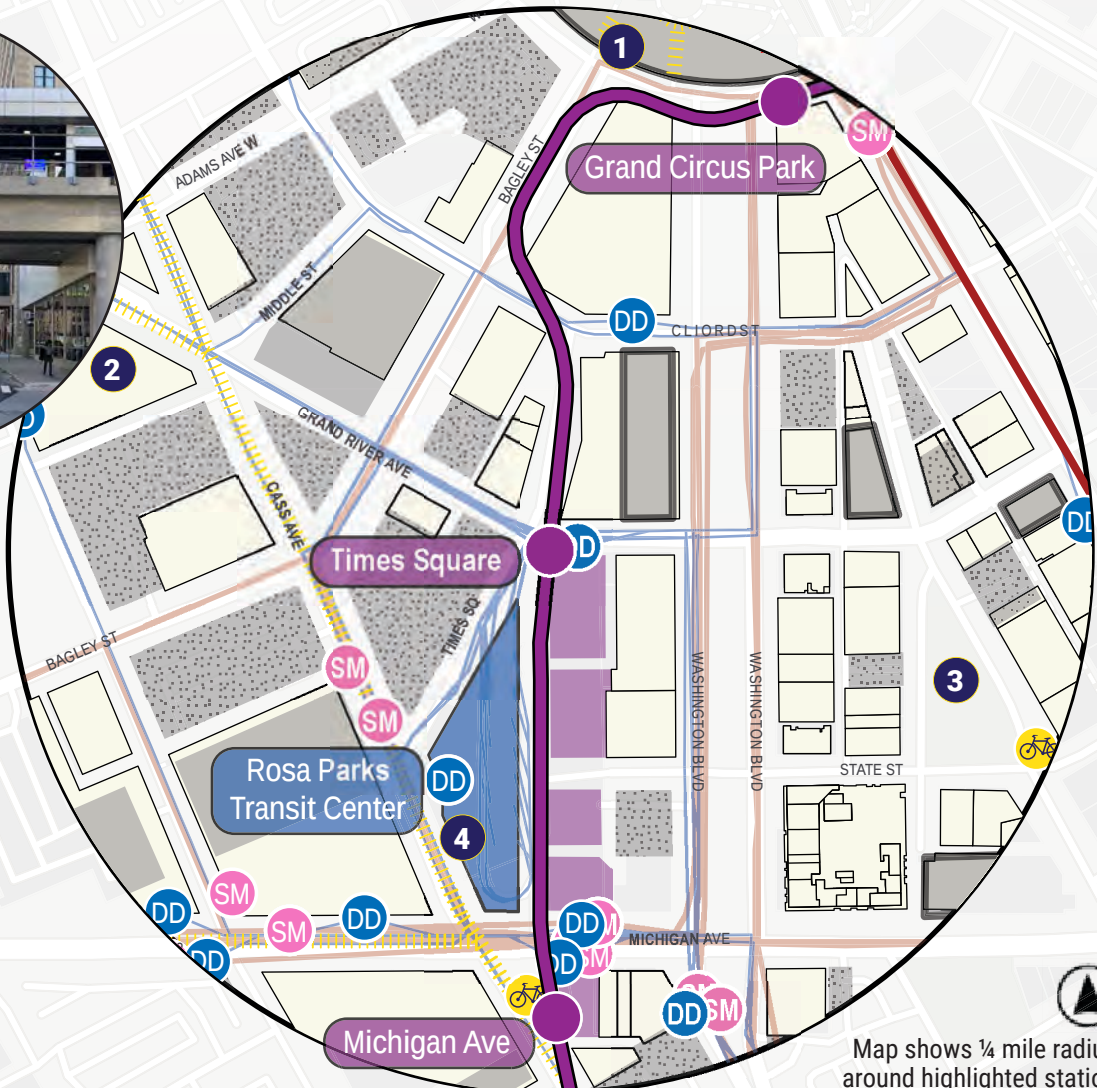
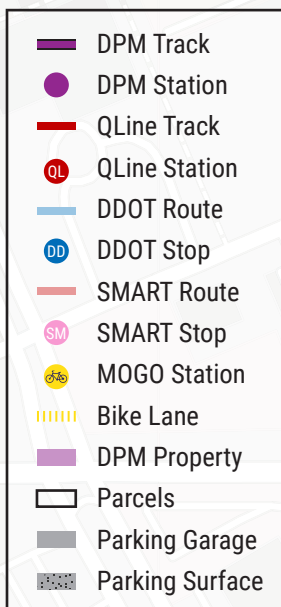
**Scores are normalized, relative to other stations

***Includes parcels with vacant included in their property class description



TIMES SQUARE STATION

On the corner of Grand River Avenue and Times Square



Map shows ¼ mile radius around highlighted station

Station Facts

2025 Real Estate

Office: 3.7M SF
Retail: 451K SF
Hotel: 1,442 Rooms
Multifamily: 3,326 Units
Affordable Housing: 519 Units

Development Pipeline

Office: 560K SF
Retail: 0 SF
Hotel: 225 Rooms
Multifamily: 665 Units

Station Ridership

2024 Ridership: 73,548
Station Ridership Rank 2015-2019*: 7th
Station Ridership Rank 2024-2025*: 5th

Development Opportunities

Vacant/Underutilized Parcel Area*:** 708K SF
Vacant and Underutilized Parcel Area/Total Parcel Area: 30%

2025 Jobs

Employees: 6,224

Public Parking Availability

Public Lot and Garage Spaces: 4,638

Mobility

Connectivity to Other Transit Score:** 78%
Connectivity to Non-Motorized Infrastructure Score:** 100%

Key Destinations

Parks:

- 1 Grand Circus Park
- 2 Beacon Park
- 3 Capitol Park

Event Venues and Community Assets:

- 4 Rosa Parks Transit Center

*Ranked relative to other stations

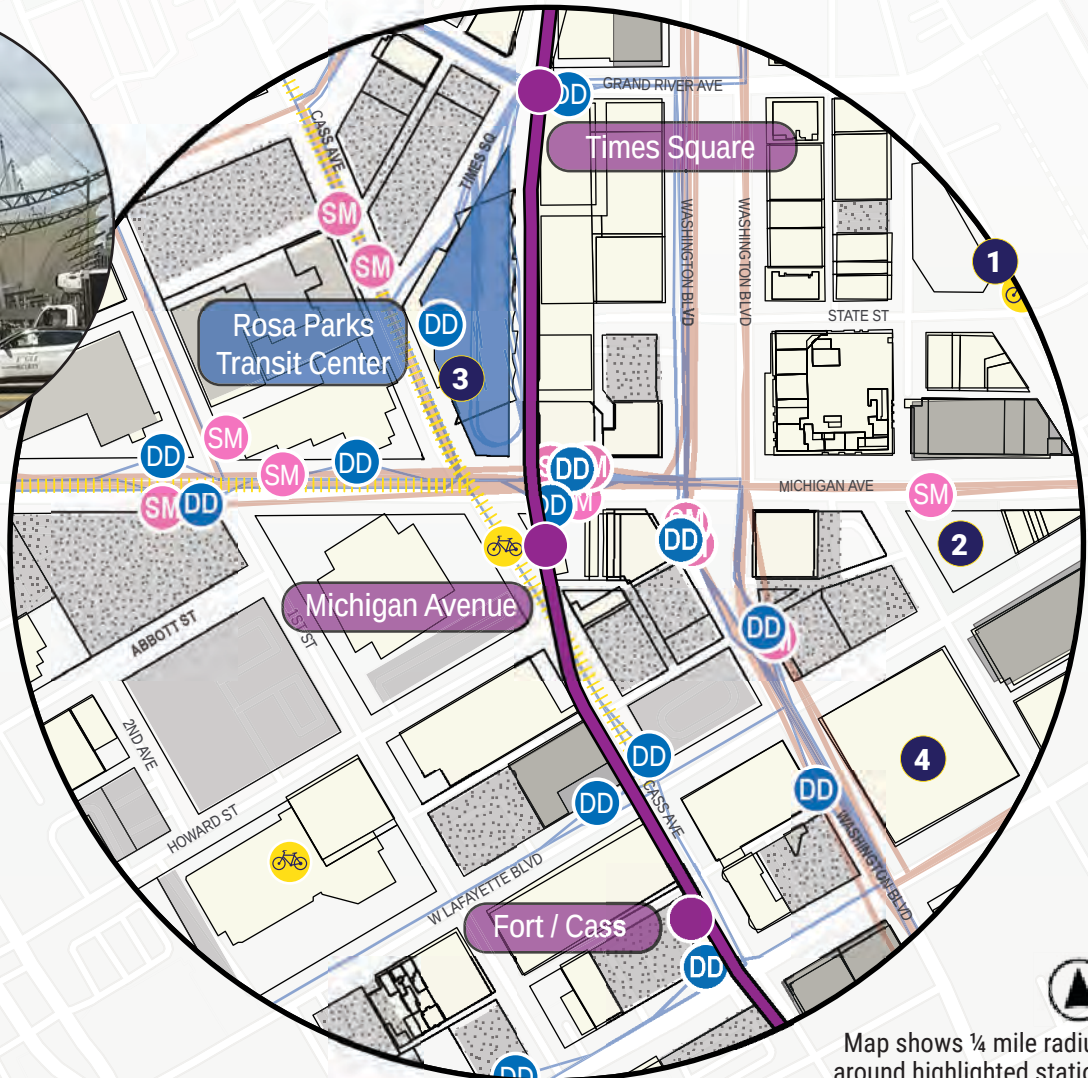
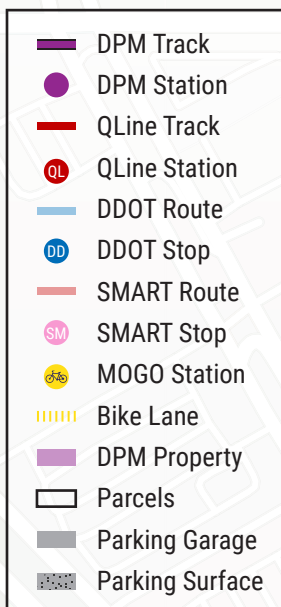
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MICHIGAN AVENUE STATION

On the corner of Michigan Avenue and Cass Avenue



Station Facts

2025 Real Estate

Office: 8.3M SF
Retail: 328K SF
Hotel: 1,315 Rooms
Multifamily: 2,453 Units
Affordable Housing:
 446 Units

Development Pipeline

Office: 0 SF
Retail: 0 SF
Hotel: 0 Rooms
Multifamily: 340 Units

Station Ridership

2024 Ridership: 57,691
Station Ridership Rank
 2015-2019*: 6th
Station Ridership Rank
 2024-2025*: 9th

Development Opportunities

Vacant/Underutilized Parcel Area*:** 615K SF
Vacant and Underutilized Parcel Area/Total Parcel Area: 28%

2025 Jobs

Employees: 11,877

Public Parking Availability

Public Lot and Garage Spaces: 4,388

Mobility

Connectivity to Other Transit Score:** 100%
Connectivity to Non-Motorized Infrastructure Score:** 87%

Key Destinations

Parks:

- 1 Capitol Park
- 2 Lafayette Greens

Event Venues and Community Assets:

- 3 Rosa Parks Transit Center
- 4 U.S. District Court

*Ranked relative to other stations

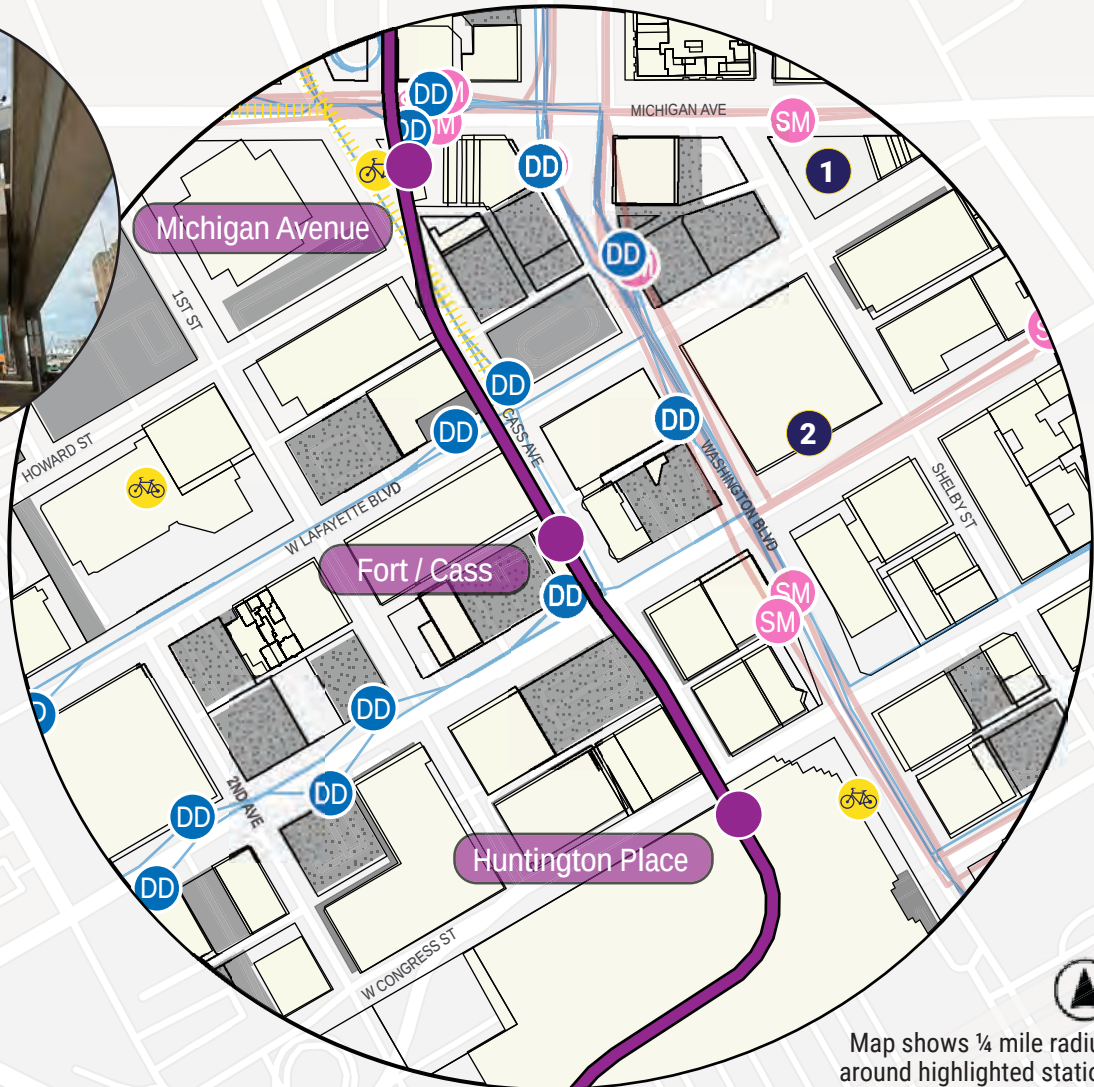
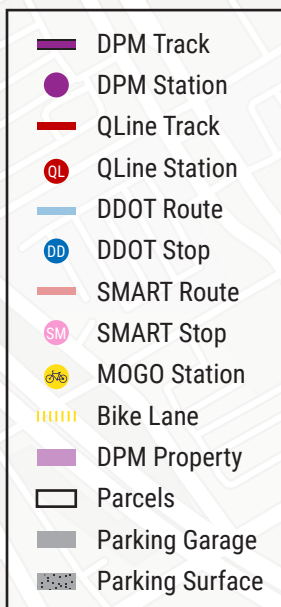
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FORT/CASS STATION

On the corner of Fort Street and Cass Avenue



Station Facts

2025 Real Estate

Office: 9.3M SF
Retail: 207K SF
Hotel: 1,779 Rooms
Multifamily: 626 Units
Affordable Housing:
 114 Units

Development Pipeline

Office: 0 SF
Retail: 0 SF
Hotel: 0 Rooms
Multifamily: 0 Units

Station Ridership

2024 Ridership: 46,197
Station Ridership Rank
 2015-2019*: 13th
Station Ridership Rank
 2024-2025*: 12th

Development Opportunities

Vacant/Underutilized Parcel Area*:** 491K SF
Vacant and Underutilized Parcel Area/Total Parcel Area: 16%

2025 Jobs

Employees: 14,707

Public Parking Availability

Public Lot and Garage Spaces: 7,335

Mobility

Connectivity to Other Transit Score:** 73%
Connectivity to Non-Motorized Infrastructure Score:** 75%

Key Destinations

Parks:

1 Lafayette Greens

Event Venues and Community Assets:

2 U.S. District Court

*Ranked relative to other stations

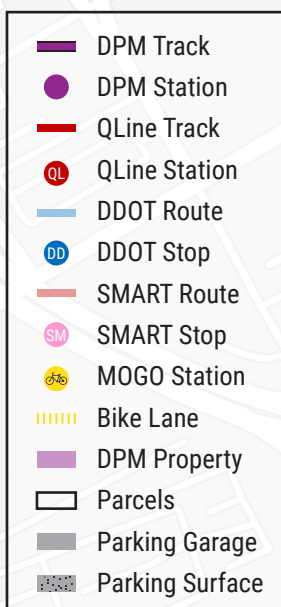
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HUNTINGTON PLACE STATION

Huntington Place Convention Center



Map shows 1/4 mile radius around highlighted station

Station Facts

2025 Real Estate

Office: 8.3M SF
Retail: 59K SF
Hotel: 1,054 Rooms
Multifamily: 733 Units
Affordable Housing: 0 Units

Development Pipeline

Office: 0 SF
Retail: 0 SF
Hotel: 600 Rooms
Multifamily: 0 Units

Station Ridership

2024 Ridership: 90,350
Station Ridership Rank 2015-2019*: 3rd
Station Ridership Rank 2024-2025*: 4th

Development Opportunities

Vacant/Underutilized Parcel Area*:** 942K SF
Vacant and Underutilized Parcel Area/Total Parcel Area: 31%

2025 Jobs

Employees: 12,637

Public Parking Availability

Public Lot and Garage Spaces: 8,001

Mobility

Connectivity to Other Transit Score:** 49%
Connectivity to Non-Motorized Infrastructure Score:** 55%

Key Destinations

Event Venues and Community Assets:

- 1 Buhl Building
- 2 Huntington Place Convention Center
- 3 U.S. District Court

*Ranked relative to other stations

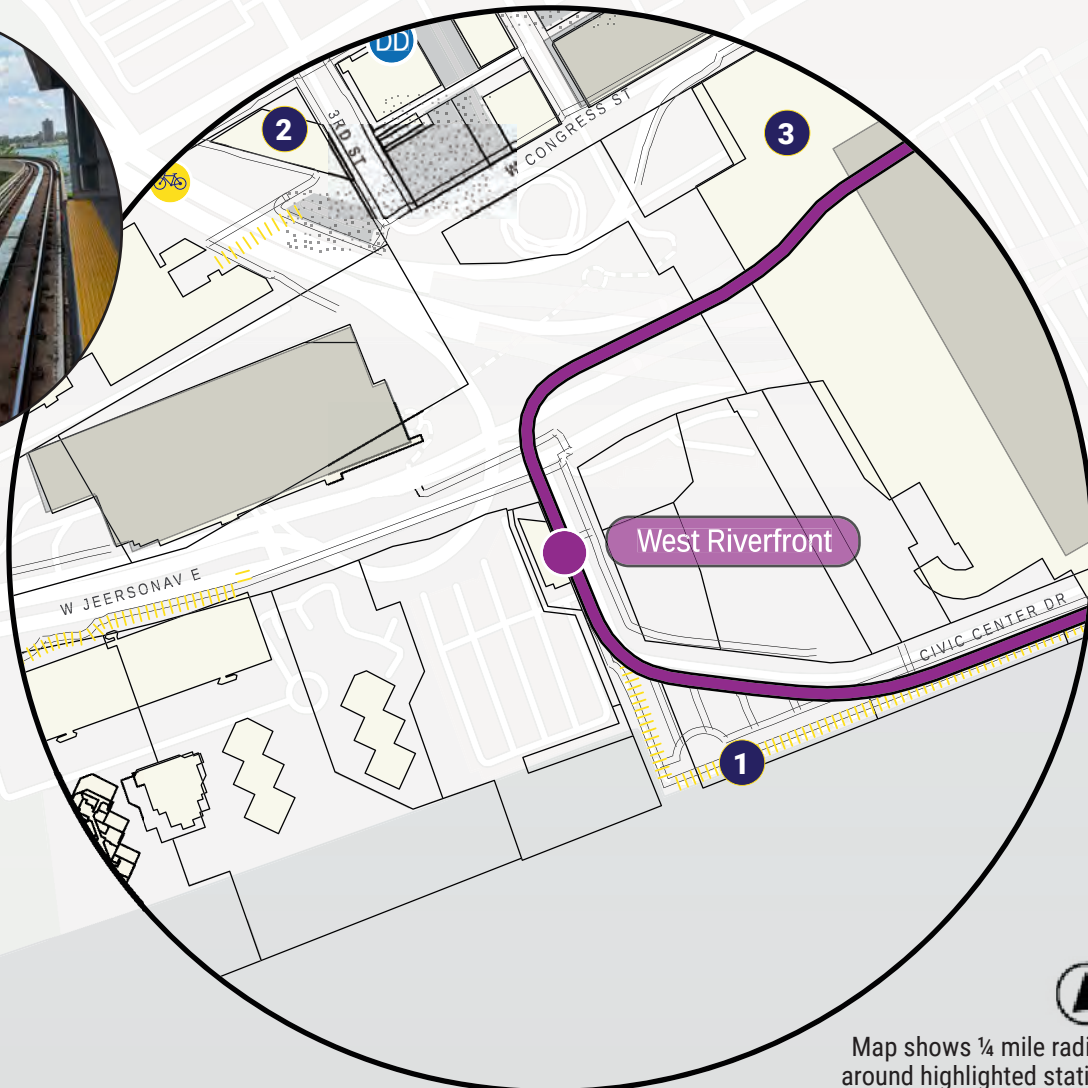
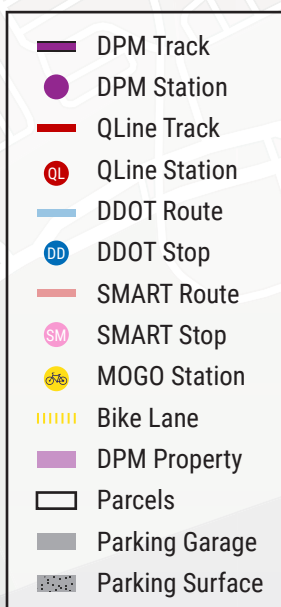
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WATER SQUARE STATION

On the corner of Jefferson Avenue and Steve Yzerman Drive



Station Facts

2025 Real Estate

Office: 574K SF
Retail: 20K SF
Hotel: 0 Rooms
Multifamily: 1,045 Units
Affordable Housing: 0 Units

Development Pipeline

Office: 0 SF
Retail: 0 SF
Hotel: 600 Rooms
Multifamily: 0 Units

Station Ridership

2024 Ridership: 45,018
Station Ridership Rank 2015-2019*: 5th
Station Ridership Rank 2024-2025*: 11th

Development Opportunities

Vacant/Underutilized Parcel Area*:** 772K SF
Vacant and Underutilized Parcel Area/Total Parcel Area: 26%

2025 Jobs

Employees: 975

Public Parking Availability

Public Lot and Garage Spaces: 3,143

Mobility

Connectivity to Other Transit Score:** 0%
Connectivity to Non-Motorized Infrastructure Score:** 30%

Key Destinations

Parks:

① Riverwalk

Event Venues and Community Assets:

② Wayne County Community College
 ② Huntington Place Convention Center

*Ranked relative to other stations

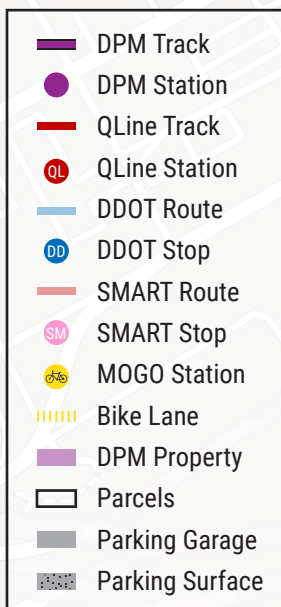
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FINANCIAL DISTRICT STATION

On the corner of Larned Street and Shelby Street



Map shows 1/4 mile radius around highlighted station

Station Facts

2025 Real Estate

Office: 11.7M SF
Retail: 80K SF
Hotel: 488 Rooms
Multifamily: 146 Units
Affordable Housing: 0 Units

Development Pipeline

Office: 0 SF
Retail: 70K SF
Hotel: 0 Rooms
Multifamily: 0 Rooms

Station Ridership

2024 Ridership: 81,048
Station Ridership Rank 2015-2019*: 9th
Station Ridership Rank 2024-2025*: 6th

Development Opportunities

Vacant/Underutilized Parcel Area*:** 740K SF
Vacant and Underutilized Parcel Area/Total Parcel Area: 24%

2025 Jobs

Employees: 16,490

Public Parking Availability

Public Lot and Garage Spaces: 8,736

Mobility

Connectivity to Other Transit Score:** 77%
Connectivity to Non-Motorized Infrastructure Score:** 76%

Key Destinations

Parks:

- 1 Campus Martius Park
- 2 Hart Plaza

Event Venues and Community Assets:

- 3 Guardian Building
- 4 Buhl Building
- 5 Huntington Place Convention Center

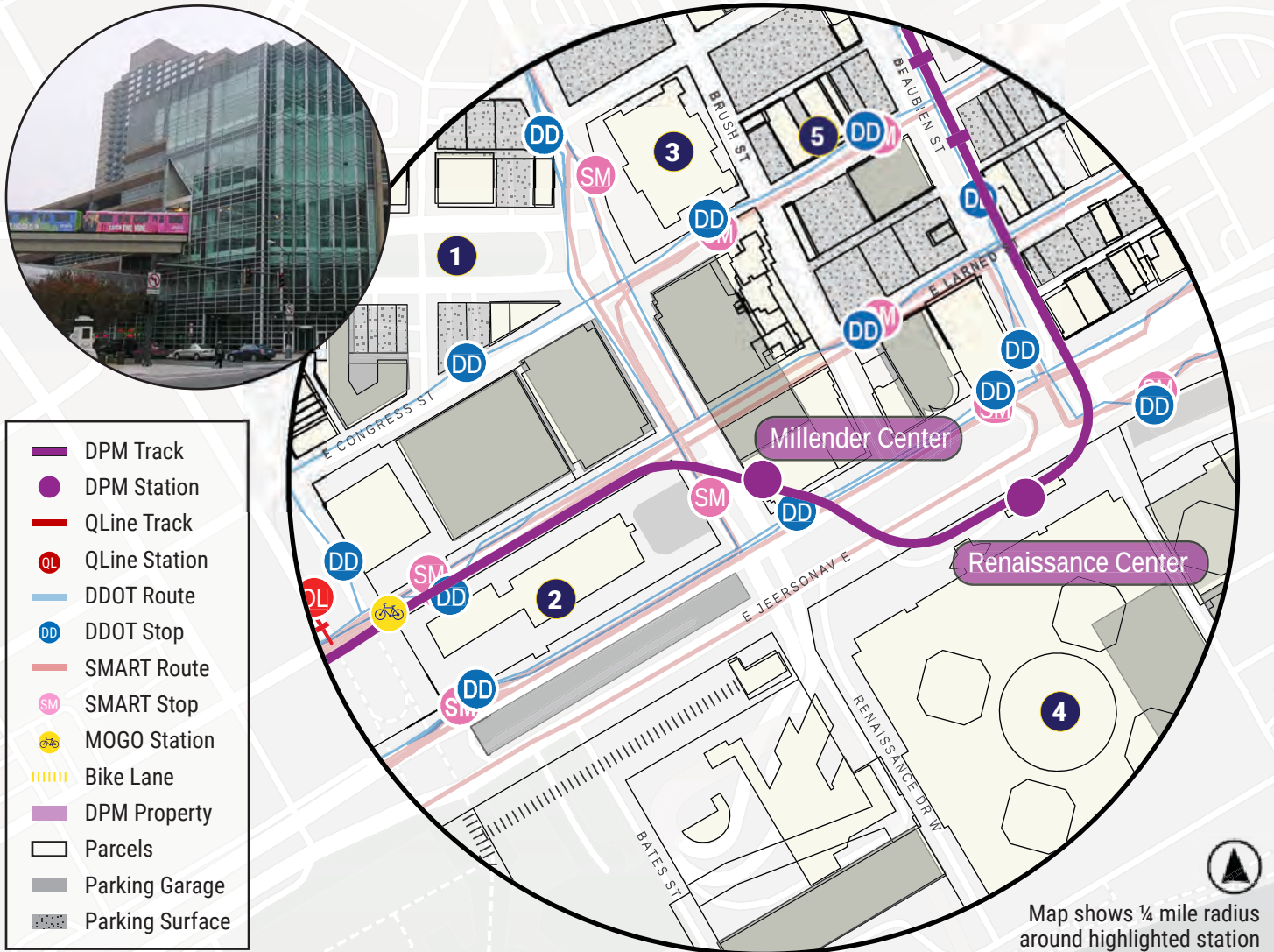
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MILLENDER CENTER STATION

On the corner of Randolph Street and Jefferson Avenue



Station Facts

2025 Real Estate

Office: 9.4M SF
Retail: 130K SF
Hotel: 1,633 Rooms
Multifamily: 625 Units
Affordable Housing: 0 Units

Development Pipeline

Office: 0 SF
Retail: 70K SF
Hotel: 0 Rooms
Multifamily: 250 Units

Station Ridership

2024 Ridership: 73,169
Station Ridership Rank 2015-2019*: 8th
Station Ridership Rank 2024-2025*: 7th

Development Opportunities

Vacant/Underutilized Parcel Area*:** 725K SF
Vacant and Underutilized Parcel Area/Total Parcel Area: 22%

2025 Jobs

Employees: 14,922

Public Parking Availability

Public Lot and Garage Spaces: 10,978

Mobility

Connectivity to Other Transit Score:** 49%
Connectivity to Non-Motorized Infrastructure Score:** 64%

Key Destinations

Parks:
 1 Cadillac Square
Event Venues and Community Assets:
 2 Coleman A. Young Municipal Center
 3 Wayne County Building
 4 Renaissance Center
 5 Saint Andrew's Hall

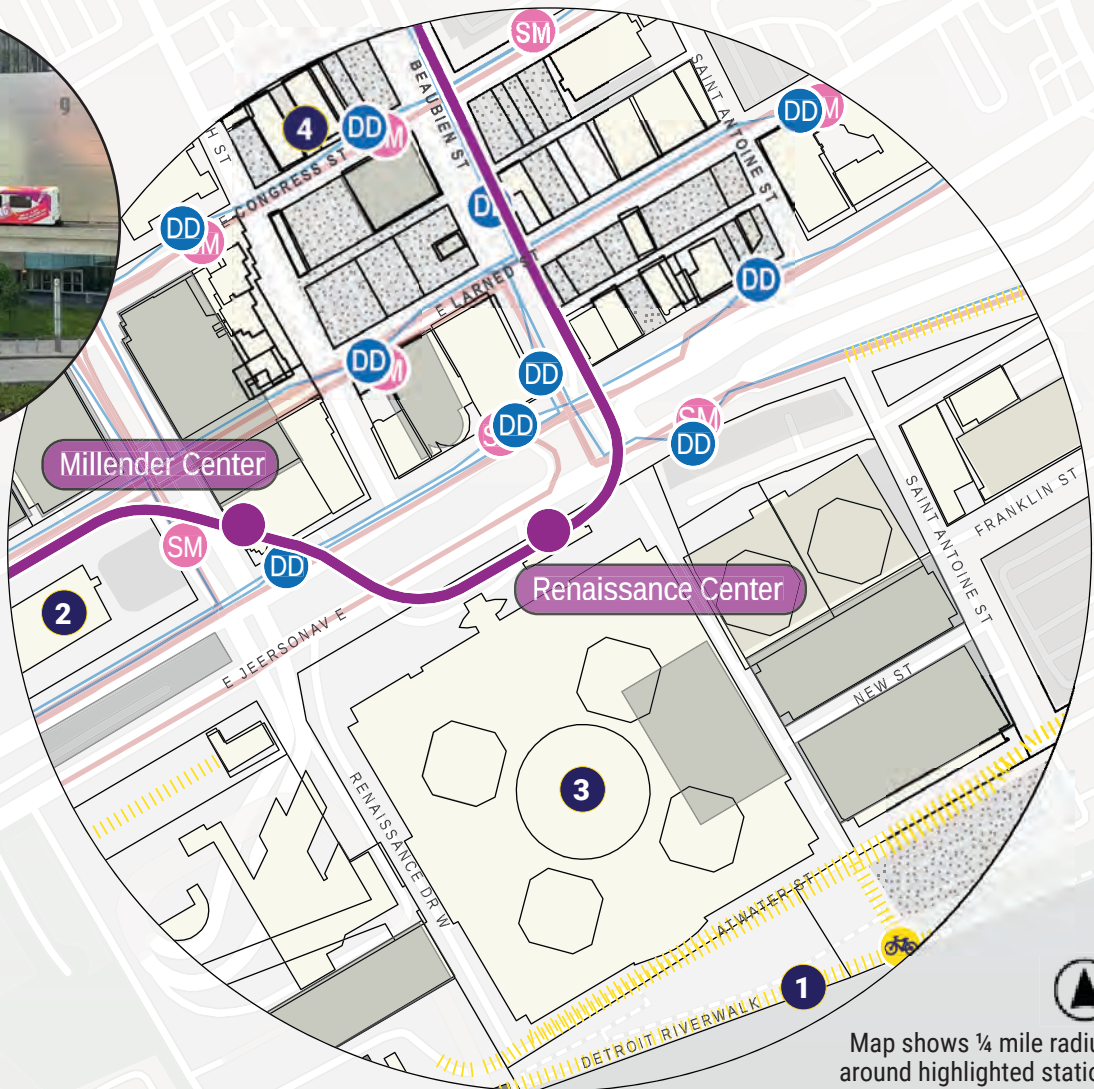
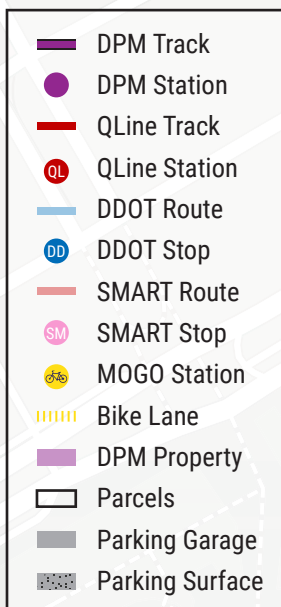
*Ranked relative to other stations
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RENAISSANCE CENTER STATION

On the corner of Jefferson Avenue and Beaubien



Map shows 1/4 mile radius around highlighted station

Station Facts

2025 Real Estate

Office: 5M SF
Retail: 102K SF
Hotel: 1,633 Rooms
Multifamily: 604 Units
Affordable Housing:
 0 Units

Development Pipeline

Office: 0 SF
Retail: 0 SF
Hotel: 0 Rooms
Multifamily: 0 Units

Station Ridership

2024 Ridership: 170,756
Station Ridership Rank
 2015-2019*: 2nd
Station Ridership Rank
 2024-2025*: 2nd

Development Opportunities

Vacant/Underutilized Parcel Area*:** 984K SF
Vacant and Underutilized Parcel Area/Total Parcel Area: 27%

2025 Jobs

Employees: 9,938

Public Parking Availability

Public Lot and Garage Spaces: 11,345

Mobility

Connectivity to Other Transit Score:** 49%
Connectivity to Non-Motorized Infrastructure Score:** 71%

Key Destinations

Parks:
 1 Riverwalk
Event Venues and Community Assets:
 2 Coleman A. Young Municipal Center
 3 Renaissance Center
 4 Saint Andrew's Hall

*Ranked relative to other stations

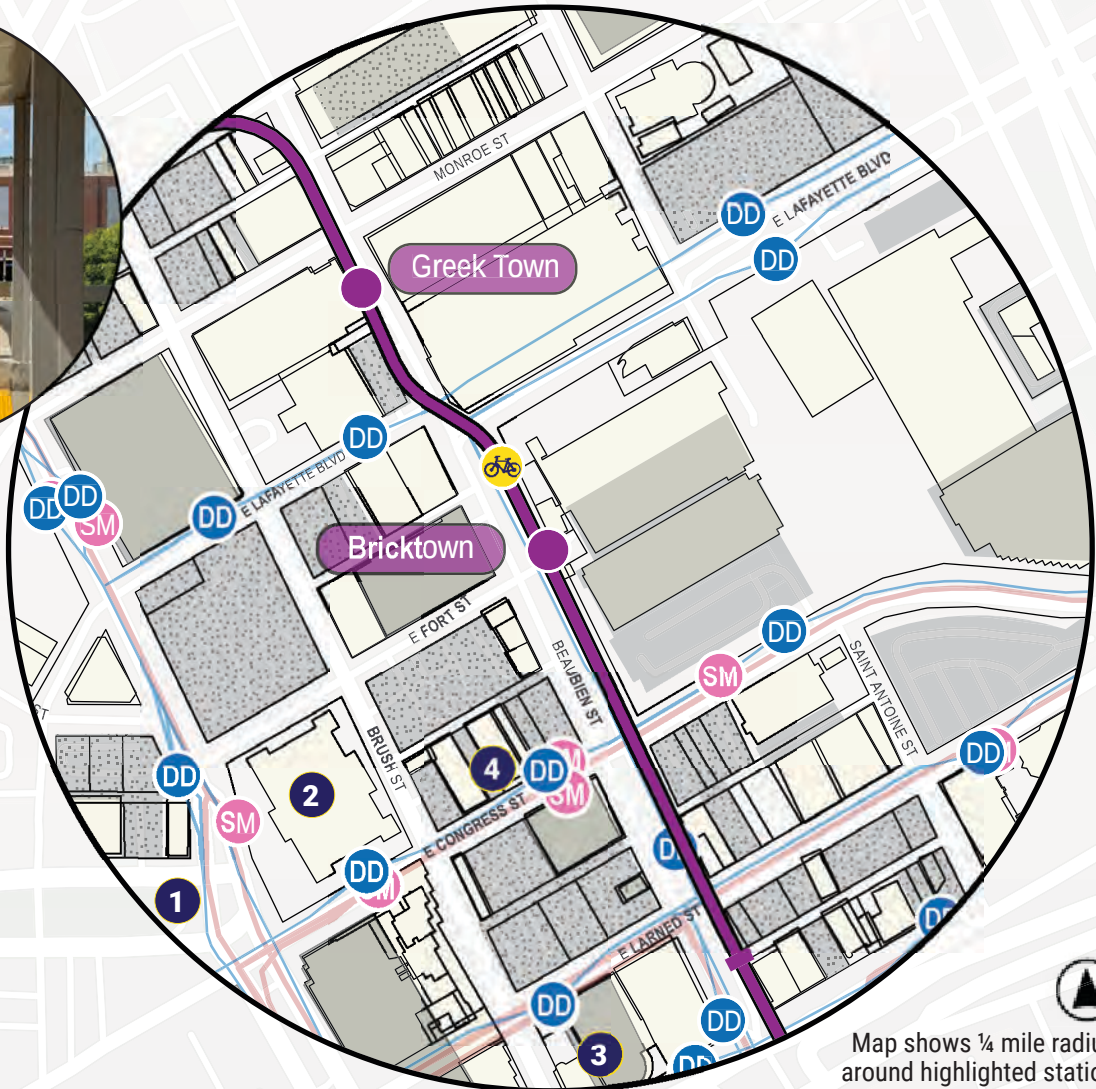
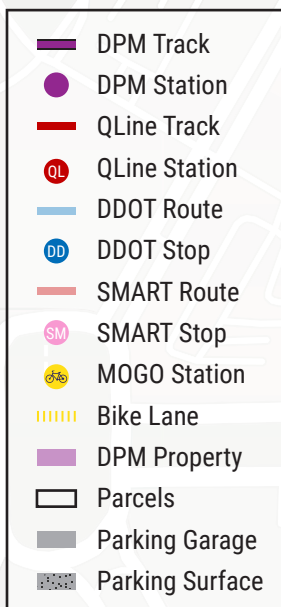
**Scores are normalized, relative to other stations

***Includes parcels with vacant included in their property class description



BRICKTOWN STATION

On the corner of Fort Street and Beaubien



Station Facts

2025 Real Estate

Office: 2.7M SF
Retail: 373K SF
Hotel: 878 Rooms
Multifamily: 769 Units
Affordable Housing: 0 Units

Development Pipeline

Office: 0 SF
Retail: 70K SF
Hotel: 0 Rooms
Multifamily: 250 Units

Station Ridership

2024 Ridership: 29,334
Station Ridership Rank
 2015-2019*: 12th
Station Ridership Rank
 2024-2025*: 13th

Development Opportunities

Vacant/Underutilized Parcel Area*:** 567K SF
Vacant and Underutilized Parcel Area/Total Parcel Area: 21%

2025 Jobs

Employees: 15,208

Public Parking Availability

Public Lot and Garage Spaces: 9,899

Mobility

Connectivity to Other Transit Score:** 17%
Connectivity to Non-Motorized Infrastructure Score:** 70%

Key Destinations

Parks:
 1 Cadillac Square
Event Venues and Community Assets:
 2 Wayne County Building
 3 Blue Cross Blue Shield
 4 Saint Andrew's Hall

*Ranked relative to other stations

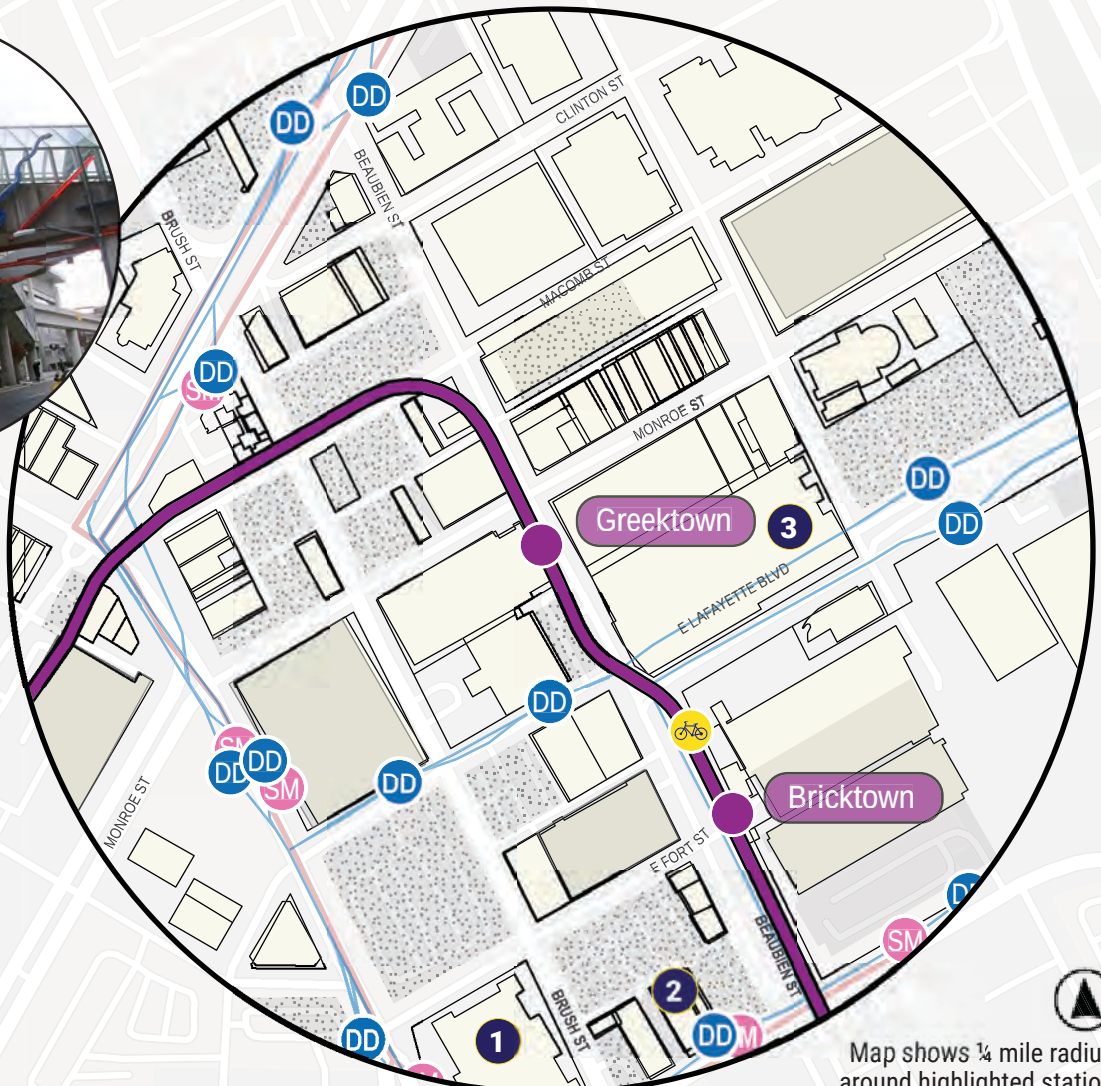
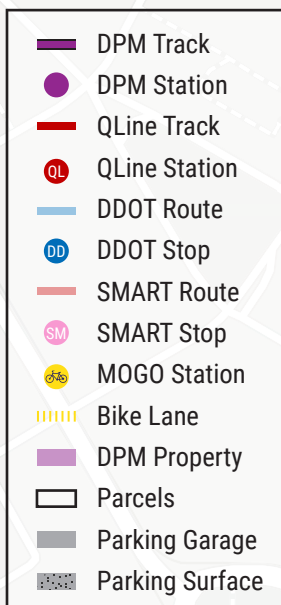
**Scores are normalized, relative to other stations

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GREEKTOWN STATION

On the corner of Monroe Street and Beaubien



Station Facts

2025 Real Estate

Office: 2.9M SF
Retail: 454K SF
Hotel: 816 Rooms
Multifamily: 809 Units
Affordable Housing: 0 Units

Development Pipeline

Office: 220K SF
Retail: 70K SF
Hotel: 135 Rooms
Multifamily: 432 Units

Station Ridership

2024 Ridership: 156,757
Station Ridership Rank 2015-2019*: 1st
Station Ridership Rank 2024-2025*: 1st

Development Opportunities

Vacant/Underutilized Parcel Area*:** 952K SF
Vacant and Underutilized Parcel Area/Total Parcel Area: 33%

2025 Jobs

Employees: 9,166

Public Parking Availability

Public Lot and Garage Spaces: 9,137

Mobility

Connectivity to Other Transit Score:** 7%
Connectivity to Non-Motorized Infrastructure Score:** 76%

Key Destinations

Event Venues and Community Assets:

- Wayne County Building
- Saint Andrew's Hall Music Detroit
- Greektown Casino

*Ranked relative to other stations

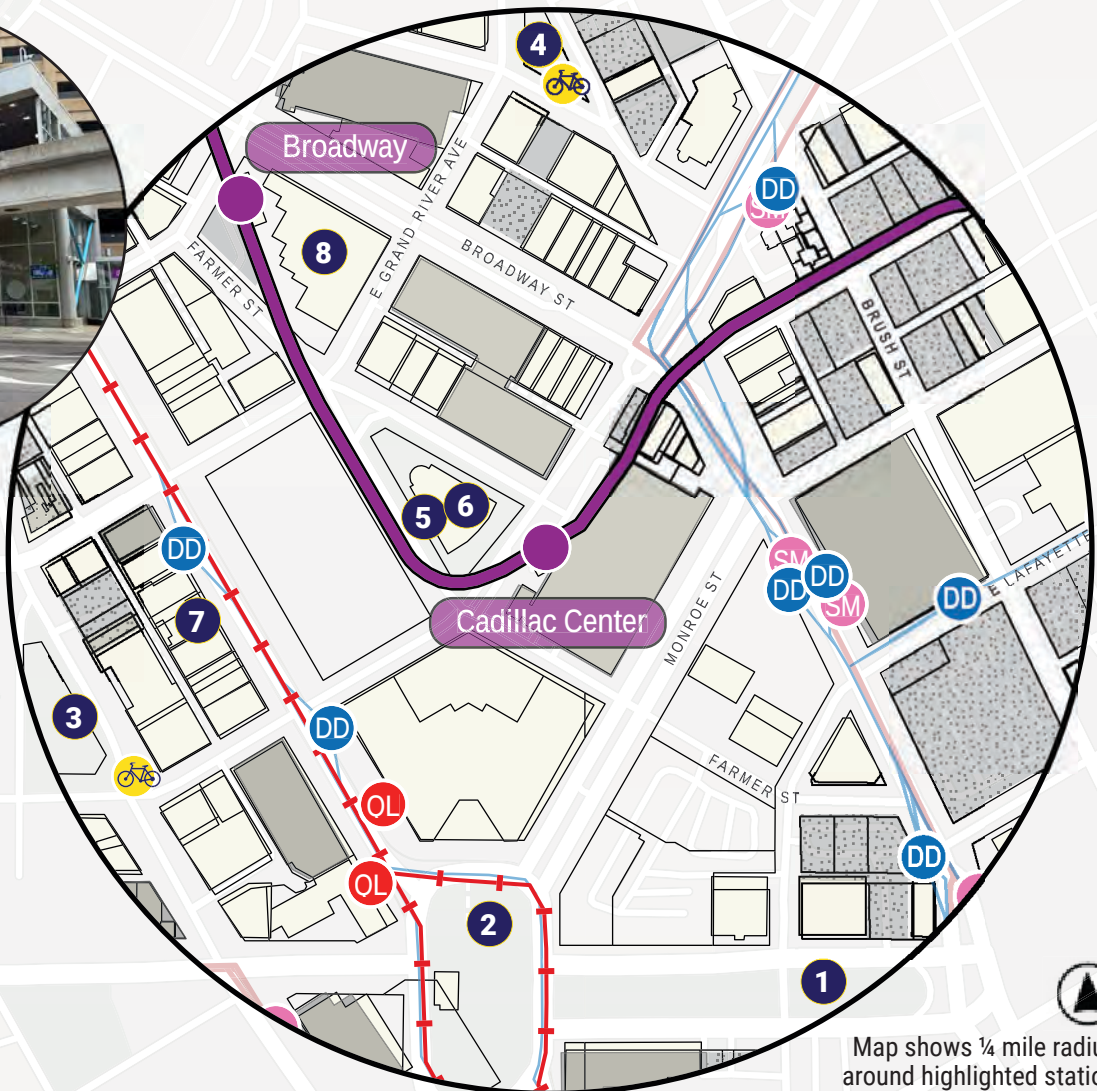
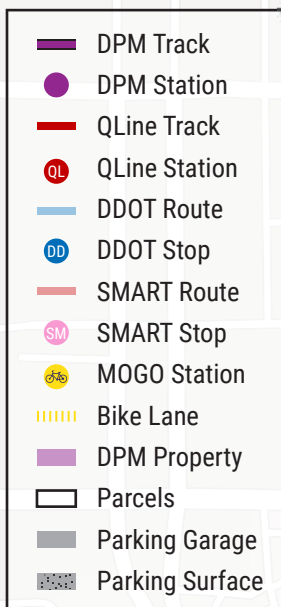
**Scores are normalized, relative to other stations

***Includes parcels with vacant included in their property class description



CADILLAC SQUARE STATION

On the corner of Gratiot Avenue and Farmer Street



Map shows ¼ mile radius around highlighted station

Station Facts

2025 Real Estate

Office: 9.1M SF
Retail: 796K SF
Hotel: 1,377 Rooms
Multifamily: 2,122 Units
Affordable Housing: 519 Units

Development Pipeline

Office: 560K SF
Retail: 70K SF
Hotel: 360 Rooms
Multifamily: 529 Units

Station Ridership

2024 Ridership: 68,391
Station Ridership Rank 2015-2019*: 10th
Station Ridership Rank 2024-2025*: 8th

Development Opportunities

Vacant/Underutilized Parcel Area*:** 537K SF
Vacant and Underutilized Parcel Area/Total Parcel Area: 22%

2025 Jobs

Employees: 13,228

Public Parking Availability

Public Lot and Garage Spaces: 9,284

Mobility

Connectivity to Other Transit Score:** 28%
Connectivity to Non-Motorized Infrastructure Score:** 81%

Key Destinations

Parks:

- 1 Cadillac Square
- 2 Campus Martius Park
- 3 Capitol Park
- 4 Harmonie Park
- 5 Library Park

Event Venues and Community Assets:

- 6 Skillman Branch Library
- 7 Hudson's Detroit
- 8 YMCA

*Ranked relative to other stations

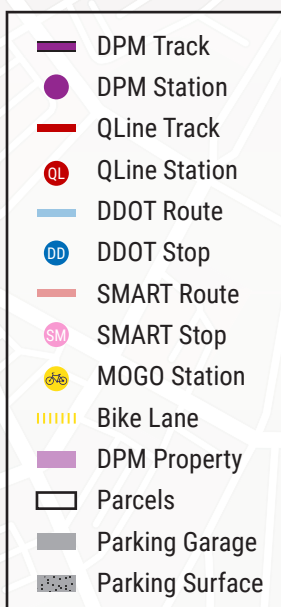
**Scores are normalized, relative to other stations

***Includes parcels with vacant included in their property class description



BROADWAY STATION

On the corner of Broadway Street and John R Street



Station Facts

2025 Real Estate

Office: 4.3M SF
Retail: 808K SF
Hotel: 1,277 Rooms
Multifamily: 3,057 Units
Affordable Housing:
 519 Units

Development Pipeline

Office: 560K SF
Retail: 0 SF
Hotel: 360 Rooms
Multifamily: 507 Units

Station Ridership

2024 Ridership: 53,210
Station Ridership Rank 2015-2019*: 11th
Station Ridership Rank 2024-2025*: 10th

Development Opportunities

Vacant/Underutilized Parcel Area*:** 343K SF
Vacant and Underutilized Parcel Area/Total Parcel Area: 11%

2025 Jobs

Employees: 9,501

Public Parking Availability

Public Lot and Garage Spaces: 8,807

Mobility

Connectivity to Other Transit Score:** 8%
Connectivity to Non-Motorized Infrastructure Score:** 88%

Key Destinations

Parks:

- 1 Grand Circus Park
- 2 Harmonie Park
- 3 Library Park
- 4 Capitol Park

Event Venues and Community Assets:

- 5 Skillman Branch Library
- 6 Hudson's Detroit
- 7 YMCA
- 8 Detroit Opera House
- 9 Music Hall Detroit

*Ranked relative to other stations

**Scores are normalized, relative to other stations

***Includes parcels with vacant included in their property class description