

# GORMAN & COMPANY, INC.

## DOWNTOWN REVITALIZATION

Examples of Gorman & Company's Downtown Revitalization

Revitalizing Communities and Building Neighborhoods Since 1984



**The Majestic**—Gorman & Company converted a 14-story historic building, that formerly housed a 2,300 seat vaudeville theater, into 135 loft apartments. The classic terra-cotta building, constructed in 1908, now serves as vitally-needed, downtown workforce housing. The building is connected to an urban skywalk system that allows residents to walk indoors to more than 15,000 jobs. The mix of uses in the envelope of the building include a pharmacy and several shops connected to a major downtown shopping mall. Amenities in the development include a theater, indoor basketball court and putting green.



**Belle Harbor** combines the historic renovation of a significant downtown commercial building, together with a newly-constructed building featuring a variety urban loft designs. The 74-unit, mixed-income development sits prominently at the gateway to a revitalizing downtown.



**Historic 5th Ward Lofts**—Gorman & Company converted an historic warehouse, located on the industrial edge of a city's downtown, into a 98-unit loft apartment development. The project is notable, in part, for having active commuter train tracks running along two sides of the building. The development has three internal courtyards and a wide array of community amenities. The pioneering development was the first residential project in the area, and has been credited by the city with inspiring an explosion of residential, restaurant and retail development.



**Park East Enterprise Lofts**—This mixed use, mixed income, 85-unit "live-work" development is designed to serve up-and-coming entrepreneurs and other members of a city's "creative class." It is part of a visionary redevelopment district that has been made possible by tearing down an expressway. The development features live-work units that have commercial street entrances, activating the street and allowing small business owners to combine their office, studio, and residence.

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**The Garton Toy Factory**—Gorman & Company converted an historic industrial building, a former toy factory that produced pedal cars such as the 1960s classic “kiddielac,” into 72 loft apartment units. This mixed-income development helped spur the expansion of a reborn city’s downtown. Toys produced at the factory are displayed in the many common areas and hallways of the development.



**Quisling Terrace**—Gorman & Company converted an “art moderne” designed, historic building in the downtown of a state capital into mixed-income, workforce housing. Originally designed as a medical clinic, the 60-unit development now serves the downtown workforce and attracts government workers and



**State & Main** is a state-of-the-art, mixed use, mixed-income development. It combines: for-sale condominiums; market-rate apartments; affordable apartments; class-A retail space; and commercial, underground parking. It was identified as the number one priority project in a nationally-acclaimed downtown plan.



**Historic Lofts on Kilbourn**—An abandoned, historic hospital stood as a symbol of urban decline immediately west of the city’s downtown. Gorman & Company worked with the city, and a major private university located near the abandoned facility, to redevelop the hospital into 99 urban loft apartments. The development now serves as housing for the downtown workforce, the university’s staff, and students.

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**Mitchell Wagon Factory Lofts**—Gorman & Company converted a 250,000 square foot historic building, part of a former wagon factory and automobile plant, into 100 spacious artist lofts. This “live-work” rental community is designed specifically for working artists. The building features several galleries and a wide range of amenities including: a painting studio; kiln; potters wheels; darkroom; computer center; woodworking room; and a theater. The development has been featured in the New York Times and plays a major role in a city's plans for a downtown arts district.



**Moline High School Lofts**—As part of a downtown revitalization process, Gorman & Company teamed with the city to renovate the historic Moline High School. The result is a 60-unit, mixed income, loft apartment development designed to bring the region's artistic community and “creative class” to live downtown. The building features a residents' art gallery and a wide range of amenities including: a kiln; potter's wheels; darkroom; computer center; woodworking room; and a theater.



**The Baker Block**—The Baker Block is a conversion of a mixed-use, historic commercial building into 20 affordable, Victorian-style apartments. While a small development, its prominent location at a downtown intersection sends an important message about the community's commitment to historic preservation.



**Riverwalk Apartments**—Working hand-in-hand with a city to devise their downtown redevelopment plan, Gorman & Company developed a 60-unit, affordable housing community on an environmentally remediated “brownfield” site immediately adjacent to a revitalizing downtown.



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**Blue Ribbon Loft Apartments-** Gorman & Company converted the former Keg House of the Pabst Brewery into a 95-unit loft style apartment community. Blue Ribbon Lofts is the lead project in the redevelopment of the Pabst Brewery site, a property rich in local history, that includes 26 buildings over 20 acres of land. The development serves local artists, entrepreneurs and other members of the “creative class” with live-work units and through a variety of amenities. Residents enjoy a music studio, artists’ workspaces and galleries, a fully equipped business center and conference rooms, a theater/ presentation space and a fitness center.



**Dr. Wesley L Scott Senior Living Community-** Working in a joint venture with the Urban League, Gorman & Company developed an 80-unit senior living community with the renovation of an historic business college building and newly constructed apartment units. During construction over half of the contracts were awarded to minority-owned businesses. This significant development is seen by many as a sign of hope in a very challenged neighborhood. Dr. Wesley L. Scott Senior Living Community is also a testament to Gorman & Company's commitment to new sustainable design, with a green roof, solar hot water system, and the largest residential photovoltaic array in the state.



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