



BOOK BUILDING & TOWER



AND MONROE BLOCKS

COMMUNITY BENEFITS AGREEMENT REPORT

**CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPT.**

Maurice Cox, Director of Planning
R. Steven Lewis, Central Region Design Director



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A. INTRODUCTION

Bedrock LLC's development of the Book Building and Tower, a 500,000 square foot renovation located at 1265 Washington Boulevard and Monroe Blocks, a new mixed-used development providing office, retail, and residential space, located between Monroe Avenue and Bates Street were required to participate in the Community Benefits Ordinance process per Ordinance NO. 35-16 Chapter 14.¹ Both projects fall under the 'Tier 1 Project' under the ordinance, requiring Bedrock LLC to engage with the community by following the community engagement portions of the Tier 1 section of the Community Benefits Ordinance (CBO) process to determine the outstanding issues related to the project; and the best means of mitigating the concerns pertaining directly to the project.

Book Building & Tower:

The Book Building and Tower is located respectively at 1249 and 1265 Washington Boulevard in downtown Detroit. The rehabilitation is anticipated to create a mixed-use development which will include retail, office space, residential apartments, and a hotel. The iconic 38-story tower structure was completed in 1926 and has been largely vacant for the past 20 years, during which time it has fallen into a state of severe disrepair. Bedrock is planning to undertake a complete rehabilitation and restoration of the historic structure.

Monroe Blocks:

The Monroe Blocks, a new development located in Downtown Detroit bounded by Woodward Avenue, Monroe Avenue, Randolph Street, Bates Street, and Cadillac Square. The Monroe Blocks will be a multi-building, mixed-use development consisting of office, residential and retail space featuring new parking and public spaces. Completing the circle of development around Campus Martius Park, the transformational project will include the first high-rise office building built in the area since the 2003 construction of One Campus Martius.

Since both projects are under one CBO process they are also both reviewed by one Neighborhood Advisory Committee. The Community Benefits Report outlines the process of The CBO for both the Book Building and Tower & Monroe Blocks.

¹ See APPENDIX 01 – Ordinance NO. 35-16, Detroit Legal News, November 29, 2016

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B. COMMUNITY BENEFITS ORDINANCE – TIER 1 SUBMISSION OF CBO REPORT

Community Benefits Ordinance and Neighborhood Advisory Council Process²

- 1) A project is identified as a Tier I project, having a minimum development cost of \$75,000,000 with public investment in the following forms:
 - a. Transfer of land to the developer of City-owned land parcels that have a cumulative market value of \$1,000,000 or more as determined by the city assessor or independent appraisal, without open bidding and priced below market rates (where allowed by law); or
 - b. Provision or approval by the City of tax abatements or other tax breaks that abate more than \$1,000,000 of city taxes over the term of the abatement that inure directly to the developer; but not including Neighborhood Enterprise Zone tax abatements.

- 2) The Director of Planning, or their representative, will schedule a meeting within a defined impact area adjacent to the project within 300 feet; or as defined by the Planning Department to achieve critical mass.
 - a. A representative of the Legislative Policy Division is appointed by City Council to monitor a project's CBO process.³
 - b. Public Notice of the of the first meeting is issued through the City Clerk's office at least ten (10) days ahead of the scheduled meeting to residents within the impact area in which the project is designated.
 - c. Notice is also given to the Legislative Policy Division, District Council Member, and the At-Large Council Members for community outreach and notification.
 - d. The Notice includes: general description of the project and its location, time, date, and location of the public meeting.

- 3) The Neighborhood Advisory Council consists of nine (9) members, elected and appointed, chosen to identify impacts of a project on a community and seek ways to address them with the developer.
 - a. Two (2) NAC members are elected at *the first public meeting*.
 - b. One (1) is nominated by the District Council Member
 - c. One (1) each is nominated by the two (2) At-Large Council Members
 - d. Four (4) are nominated by the Planning & Development Department
 - e. All members of the NAC, elected and appointed are subject to verification of address with the designated impact area.

- 4) The Director of Planning facilitates at least one meeting between the NAC and the developer to allow more details about the project to be presented to the NAC and to have the developer more aware of the concerns raised by the NAC.

² See APPENDIX 01 - Ordinance 35-16, The Detroit Legal News, Tuesday, November 29, 2016, page 6

³ George Etheridge was the LPD representative for the Book Building and Tower & Monroe Blocks CBO process.

- a. If more meetings are required, the city council, by 2/3 vote of members present or the planning director may hold additional meetings with the NAC and the developer.
 - b. The developer shall be required to meet as directed.

- 5) The Director of Planning issues a report to City Council describing the process of the CBO and how the developer will mitigate the concerns of the NAC. The intent is to have a report completed within six (6) weeks of public notice of the initial meeting, unless circumstances warrant otherwise, to expedite the community engagement process. The report will contain the following:
 - a. Information on how notice was provided to the public
 - b. List of NAC members and their selection/ or election
 - c. Method of addressing each of the concerns by the NAC presented to the developer, or which concerns were not addressed.

C. PUBLIC NOTICE AND IMPACT AREA

The notice that is attached to this report was mailed to approximately 3,000 or more residents within the impact area.⁴ Fifty (50), assumed residents of Detroit and the impact area were recorded as attending the first meeting. Twenty-six (26) residents were recorded as residents of the impact area. Additionally, attendees were notified of subsequent NAC meetings on August 24th, September 7th, September 11th, September 21st (later moved to September 28th to accommodate NACs request for additional time for neighborhood outreach), and October 3rd (later moved to October 12th per developers request to provide sufficient time for response to NACs impact report).

Public Notice of the meeting (as required by law) was mailed out to neighbors by the City Clerk's office on August 11, 2017, via a flier⁵, Impact area map⁶, and a legal meeting notice letter⁷ developed by the Planning & Development Department.

The Impact Area, determined by the Planning & Development Department, is defined by I-75 on the North, I-375 on the East, Jefferson Avenue on the South, and the John C Lodge Freeway on the West.

Additionally, The Planning and Development Department (PDD) launched a section on the Book Building and Tower & Monroe Blocks on PDD's CBO website, displaying updated meeting dates and CBO meeting presentations.

The link is as follows:

<http://www.detroitmi.gov/Government/Departments-and-Agencies/Planning-and-Development-Department/Community-Benefits-Ordinance>

⁴ See Figure 2 – Impact Area

⁵ See APPENDIX 03 – August 21, 2017 and August 22, 2017 Flier

⁶ See APPENDIX 02 – Census Tract and Impact Area

⁷ See APPENDIX 11 – Book Building and Tower & Monroe Blocks CBO Public Meeting Notice

IMPACT AREA



Figure 2 – Impact Area

D. NEIGHBORHOOD ADVISORY COUNCIL/ DEVELOPER/ CITY OFFICIALS

Neighborhood Advisory Council

NAME	ELECTED/ APPOINTED	DATE
Michelle Matthews	Selected By Impact Area Residents	August 24, 2017
Beverly Burns	Selected By Impact Area Residents	August 24, 2017
Marie Butler	Appointed by Dist. 6 CM Lopez	Sept. 01, 2017
Alicia Adams	Appointed by At-Large CM Janee Ayres	Sept. 01, 2017
Gwen Howard	Appointed by CP Brenda Jones	Sept. 01, 2017
Alexandra Novak	Appointed by PDD Dir. Maurice Cox	Sept. 01, 2017
Rogelio Landin	Appointed by PDD Dir. Maurice Cox	Sept. 01, 2017
Eric Plummer	Appointed by PDD Dir. Maurice Cox	Sept. 01, 2017
Jake Plaggemars	Appointed by PDD Dir. Maurice Cox	Sept. 01, 2017

Development Team

Bedrock LLC: Steve Ogden, Gina Metrakas

City of Detroit Officials

Planning: Maurice D. Cox, R. Steven Lewis, Julio Alberto Cedano

Jobs and Economy Team: Matthew Walters

Department of Neighborhoods: Vince Keenan

Legislative Policy Division Representative: Kimani Jeffrey, George Etheridge

City Council: Raquel Castaneda-Lopez – District 6 Council Member, Janee Ayres – At-Large Council Member, Brenda Jones – Council president

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E. MEETINGS

E.1 - August 21, 2017 – Meeting 1

The first meeting of the CBO process was held at Coleman A. Young Municipal Center, 2 Woodward Avenue, 13th Floor Auditorium, Detroit MI 48226 from 5:30 PM – 7:30 PM. The purpose of this meeting was: 1) To present and introduce the CBO process to the public; 2) To allow the developers to present the projects to the public; 3) Give the general public the ability to ask questions. People signed in as they entered the auditorium, 50 signatures were recorded and an agenda was handed out with a copy of the community benefits ordinance as people were signing in.

- 1) R. Steven Lewis from PDD opened the meeting with introductions of the development team and staff.
- 2) Julio Cedano, R. Steven Lewis from PDD opened the presentation⁸ outlining the agenda and items to be presented and discussed for the evening.
- 3) David Williams from the Mayor’s Office presented the CBO Overview, explaining the ordinance details and its implementation.
- 4) Julio Cedano and Vince Keenan presented CBO framework, outlining impact area, NAC selection process, potential impacts, NAC’s role and responsibilities

Questions/Issues Raised by the Community Present⁹

The community raised a number of issues and Questions – most questions were related to the construction impacts surrounding the area of the development of the Monroe Block and the Book Tower; while other issues raised were in relation to the National Theater, parking, and construction. Below are the principle issues raised in the forum:

- 1) Concerns were raised in regards to the length and timing of construction on both projects and how construction might affect access to surrounding amenities.
- 2) Questions related to the addition of retail and entertainment programming to the development and senior relevant activities as part of the development; providing seniors with some age relevant entertainment
- 3) Concerns expressed about parking and density.
- 4) Questions were raised towards the decision of what the developer will do with the National Theater and Book Arcade, whether they were slated for demolition or adaptive re-use.
- 5) Questions were raised about the CBO process and NAC Selection

⁸ See APPENDIX 04 – August 21, 2017 Meeting Presentation

⁹ See APPENDIX 16 – CBO Meeting Notes

E.2 - August 24, 2017 – Meeting 2

The second meeting of the CBO process was held at Coleman A. Young Municipal Center, 2 Woodward Avenue, 13th Floor Auditorium, Detroit MI 48226 from 5:30 PM – 7:30 PM. The purpose of this meeting was: 1) Re-introduce the CBO process and legislation overview 2) Present both projects, the Book Tower and Building and The Monroe Blocks 3) Conduct the public selection process for two NAC members to be selected by the community present. 4) Announce the selection results for two community selected NAC members. Colored selection cards, orange for impact area residents and blue for people outside the impact area were handed out at sign in with an agenda and a copy of the community benefits ordinance. Before handing out the selection cards people were asked and shown a map to identify if they lived within the impact area or not. Officially, forty-two people signed in; however the attendance was slightly greater. Twenty-nine out of the forty-two were impact area residents.

- 1) R. Steven Lewis introduced the presentation¹⁰, meeting agenda, developers, City staff, and acknowledge representatives of City Council members. Vince Keenan acknowledged the number of impact area attendees.
- 2) David Williams re-introduced the CBO process and legislation overview.
- 3) Steve Ogden, representing Bedrock presented both projects the Book Building and Tower and the Monroe Blocks development.
- 4) Julio Cedano along with Vince Keenan and R. Steven Lewis presented the roles and responsibility of NAC members and explained the selection process; as well as future meetings to come. Before the selection process Stephen Grady from Brenda Jones office gave remarks towards NAC responsibilities and the NACs commitment to the CBO process.
- 5) Vince Keenan led the NAC selection process with Julio Cedano, taking down names as each nominee gave their one minute speech.

Selection of NAC Members

- 6) At Sign in, people were asked whether they lived in the impact area or not, a map with the impact area was displayed for reference. Orange and Blue cards¹¹ were handed out based on residency. Orange cards were given to those living inside the impact area and blue cards were given to those who were in attendance but, lived outside the impact area. Everyone was asked to print their name and information (address and contact info) on the cards and to keep the cards for later use during the NAC selection process.
- 7) Residents living in the impact area were instructed to raise their cards, those interested in being part of the NAC were advised to nominate themselves to serve on the NAC. Each candidate was required to provide two nominations; never selecting the same person twice, nor nominating themselves twice. Each nominee also presented the case

¹⁰ See APPENDIX 05 – August 22, 2017 Meeting Presentation

¹¹ See APPENDIX 25 – NAC Selection Cards

for their candidacy to serve on the council. Nominees names and general description of community activity are as follows:

- 8) **Rogelio Landin** – *Interest in development, was involved with the development of Ford Field.*
- 9) **Mack Betts** – *Resident of Cadillac Square*
- 10) **Michelle Matthews** – *Graduate of Wayne State. Holds several certificates in the area of construction training.*
- 11) **Donna Barnett** – *Resident and small business owner.*
- 12) **Gwen Howard** – *Resident of Lewis Camper Apartments*
- 13) **Alexandra Novak** – *Former Free Press NAC Member, Urban Planner for Vanguard.*
- 14) **Curtis Jacobson** – *Longtime resident since 1956*
- 15) **Danny Matthews**– *Member of Motor City Freedom Riders*
- 16) **Eric Henry** – *An Architect who is an employee with the Architect of Record for Monroe Blocks, but not involved with the project.*
- 17) **Danielle Matthews** – *Property Manager in Lafayette Park*
- 18) **Alicia Adams** – *Landscape Architect who has recently participated as a consultant on a neighborhood planning study.*
- 19) **Beverly Burns** – *Participated on the NAC for the FREEP*
- 20) **Marie Butler** – *Downtown Resident*

Other Nominees were nominated through an email¹² sent by Dawn Bilobran of Preservation Detroit. *Alexandra Novak* was the only nominee of that list that was present to give her comments during the NAC selection process.

Selection Results

- Votes from the residents living in the defined impact area were tallied by PDD with members from Council, Legislative Policy Division, Department of Neighborhoods, and the Mayor’s office overseeing the nominee selection tally. There was a tie for second place, so instead of conducting another poll, P&DD gave away one of their appointees to the tie in order to allow all three to be selected by the community. In no specific order the community selected NAC members were:
 - **Rogelio Landin**
 - **Michelle Matthews**
 - **Beverly Burns**
- Full NAC members were to be announced the following week on September 1, 2017. This provided P&DD and Respective Council Members a full week to select other nominees from the meeting or other potential nominees not listed.

¹² See APPENDIX 24 – Email – Preservation Detroit Nominees – Dawn Bilobran

Questions/Issues Raised by the Community Present¹³

During the presentation session of the meeting a number of questions were raised – some related to the CBO and NAC selection process, some towards parking on the Monroe Blocks development, and some related specifically to the Book Building and Tower project. Below are the principle issues raised in forum:

- 1) Questions were raised in regards to the combination of two projects into one CBO process and how that will function with one NAC for two projects simultaneously.
- 2) Questions related to the amount of parking and where parking will be located within the Monroe Blocks project were raised.
- 3) Questions about the Book Building and Tower construction and development schedule were raised, specifically about completion of construction and move in date for future tenants/residents.

¹³ See APPENDIX 16 – CBO Meeting Notes

E.3 - September 7, 2017 – Meeting 3

The third meeting of the CBO process was held at Coleman A. Young Municipal Center, 2 Woodward Avenue, 13th Floor Auditorium, Detroit MI 48226 from 5:30 PM – 7:30 PM. The purpose of this meeting was: 1) To introduce the full selected NAC to the public and the developers. 2) Review the NAC responsibilities with the NAC. 3) To have the developer present the Book Building and Tower development in detail to the NAC. 4) Provide the NAC the opportunity to listen ask any questions in regards to the developer’s development plan for the Book Building and Tower. An agenda was prepared and handed out with a copy of the ordinance. All NAC members were in attendance, except for *Beverly Burns*.

- 1) Julio Cedano introduced the meeting agenda, developers, City staff, and acknowledge representatives of City Council members.
- 2) Matt Walters from the jobs and economic team in the Mayor’s office explained the logistics of the meeting.
- 3) Steve Ogden, representing Bedrock, presented¹⁴ the Book Building and Tower development in greater detail.
- 4) NAC members asked questions throughout the developer’s presentation.

Questions/Issues Raised by the NAC Present¹⁵

During the presentation of the Book Building and Tower development a number of questions and issues were raised – Most concerns raised were towards the affordability aspect of the project and the demolition of the Book Arcade portion of the development. Other items were raised that weren’t of concern but, dealt with the NAC requesting or providing support for certain items related to the process. Below are the principle issues raised in forum:

- 1) A Question related to the number of affordable units in downtown and the definition of what is considered affordable was asked by NAC members.
- 2) Questions mentioning the possibility of HDC not approving the Book Arcade demolition and the need for demolition was asked by members of the NAC
- 3) The NAC suggested providing a signed letter of support¹⁶ for the demolition of the Book Arcade for a garage to the developer. The letter was later written and signed by all but, one NAC member and was used by the developer to represent their case for the demolition of the Book Arcade when presenting to Historic District Commission.
- 4) The NAC requested examples of previous impact reports, so that they get a hold of how to approach the process. PDD later provided the NAC with examples from the FREEP and Pistons CBO process.

¹⁴ See APPENDIX 06 – September 7, 2017 Developer’s Meeting Presentation (Book Tower)

¹⁵ See APPENDIX 16 – CBO Meeting Notes

¹⁶ See APPENDIX 09 – NAC Book Building and Tower Support Letter

E.4 - September 11, 2017 – Meeting 4

The fourth meeting of the CBO process was held at Coleman A. Young Municipal Center, 2 Woodward Avenue, 13th Floor Auditorium, Detroit MI 48226 from 5:30 PM – 7:30 PM. The purpose of this meeting was: 1) To have the developer present the Monroe Blocks development in detail to the NAC. 2) Provide the NAC the opportunity to listen and ask any questions in regards to the developer’s development plan for Monroe Blocks. An Agenda was not prepared for this meeting. All NAC members were in attendance, except for *Beverly Burns*.

- 1) Julio Cedano described the agenda/schedule for the evening
- 2) Steve Ogden, representing Bedrock, presented¹⁷ the Monroe Blocks development in greater detail.
- 3) NAC members asked questions throughout the developer’s presentation.

Questions/Issues Raised by the NAC Present¹⁸

During the presentation of the Monroe Blocks development a number of questions and issues were raised – Most concerns raised were towards the preservation of the National Theater. Other items raised related to accessibility to parking for the public and timeline of construction. Below are the principle issues raised in forum:

- 1) A concern raised was the preservation of the National Theater and bedrocks reasoning to move the theater’s façade from its current location over Farmers Street.
- 2) Questions were asked regarding parking, location of parking and whether it was available for public use or free to residents. Additionally, the concern of parking for construction workers was also raised by the NAC.
- 3) The 51% requirement to hire Detroiters for both development projects was raised by the NAC.
- 4) Concerns were raised about hours of construction activity in the neighborhood and outreach to the community about when construction or road closures will occur.

¹⁷ See APPENDIX 07 – September 11, 2017 Developer’s Meeting Presentation (Monroe Blocks)

¹⁸ See APPENDIX 16 – CBO Meeting Notes

E.5 - September 28, 2017 – Meeting 5

The fifth meeting of the CBO process was held at Coleman A. Young Municipal Center, 2 Woodward Avenue, 13th Floor Auditorium, Detroit MI 48226 from 5:30 PM – 7:30 PM. The meeting time was changed from September 21, 2017 to September 28, 2017 in response to the NACs request for additional time to conduct community outreach and gather their list of impacts and community benefits. The purpose of this meeting was: 1) to have the NAC present their impacts/community benefits to the developer and the public. 2) Provide the developer the opportunity to listen and ask any questions. An Agenda was not prepared for this meeting. All NAC members were in attendance, except for *Beverly Burns, and Rogelio Landin, and Marie Butler*.

- 1) Julio Cedano described the agenda/schedule for the evening
- 2) The NAC presented their list of impacts/community benefits.¹⁹
- 3) NAC provided a letter of consensus²⁰ regarding the National Theater and Bedrocks approach in addressing the concerns of the community in regards to the future of theater.
- 4) In addition, residents and other members of the community submitted letters and comments to the NAC through email towards the preservation of the National Theater.²¹

NAC IMPACTS AND PROPOSED COMMUNITY BENEFITS

TOPIC	CONCERNS/BENEFITS	RECOMMENDED ACTION STEPS
AFFORDABILITY	Provide 20% affordable housing at 80% AMI for each building, rather than portfolio-wide	1. Disclose to the NAC and wider community exactly what percentage and count of affordable units will be in each Bedrock development. Also include bed/bath count when available.
	Prioritize existing senior residents as tenants in new residential development	2. Create official form to collect info for Impact Area residents interested in newly built units; publish written process for reviewing and selecting said residents. Utilize City of Detroit P&DD

¹⁹ See APPENDIX 12 – September 28, 2017 – CBO NAC Impacts and Community Benefits

²⁰ See APPENDIX 10 – NAC Consensus Letter – Monroe Blocks – National Theater

²¹ See APPENDICES 17-22 – Email - National Theater

		to send communications to residents on their mailing list.
	Communicate affordability options to local residents to allow them to remain in their neighborhoods and homes	(see above #2)
COMMUNICATION	Community alerts + notifications through a variety of media, including: <ul style="list-style-type: none"> • Text Messaging (Opt in sign up on website) • Email • Flyers • Community Center • Hotline • Radio/TV? 	3. Establish a communication plan in writing.
	The issue of meeting space and "Community Center" was discussed between the NAC, the City, and the Developer. The NAC feels that there could be alternative meeting space, more deeply rooted in the community that may be more appropriate for hosting these meetings. There are certain barriers to entry that the Municipal Center possesses, and we are interested in exploring options for different meeting spaces.	4. We would like to investigate our own meeting space options, but would also appreciate if Bedrock has space in one of its buildings in the Impact Area that may be considered for meeting space.
MOBILITY	Support and provide safe connections to transit, including Rosa Parks Transit Center (RPTC) and People Mover. Many people including future residents, employees, and guests/visitors will be using these modes of transportation, it is valuable to invest in a well-connected and	5. Improve People Mover Times Square Station (possible minor renovations to enhance accessibility and safety)
		6. Create clear paths to RPTC, including wide sidewalks, rear/side entrances, appropriate retail, wayfinding

	inviting public realm to support mobility.	(we'd like to see street-level renderings)
		7. Add handicap parking in front of Louis Kamper, Stevens, and Himelhoch buildings.
AMENITIES	Increase to pets in the area will have an adverse effect on locations to curb them	8. Add space in area as a location for animals to be curbed
HISTORIC PRESERVATION	Maintain National Theater as a historic landmark and destination. It would be a significant community benefit. Re-open as a theater!	9. Consider renovating it into a movie theater or a performance space for regularly scheduled theatre events for the community
		10. Alternatively, reconsider a more appropriate placement and use of the facade.
		11. Should the National Theater be torn down, allow Pewabic Pottery the right to salvage the tile on the interior.
SUSTAINABILITY	On-site stormwater management as possible: <ul style="list-style-type: none"> • Permeable Pavers / Pavement • Bioswales / Planters • Green Roofs 	12. Create green infrastructure plan/landscape architecture renderings to share with NAC and community
	Support seniors staying in the downtown area Maintaining diversity (cultural, racial, age, etc.) in the area	13. Create list of all senior residents in downtown to give them knowledge of and potentially right of first refusal for new affordable units

<p>COMMUNITY DIVERSITY</p>		<p>14. (same as #5) Create clear paths to Rosa Parks Transit Center, including wide sidewalks, rear/side entrances, appropriate retail</p>
<p>RETAIL CONSIDERATIONS</p>	<p>Making sure the building maintains appropriate retail for both new and existing community members not just new. We want to ensure that people of different economic groups as well as age groups feel welcome in the commercial spaces that are introduced. It has come to our attention that some seniors don't feel comfortable in retail spaces Downtown as it is changing, and we want to make sure that their home (Downtown) feels like home to them.</p>	<p>15. Consult with NAC and local residents as retail vendors are being considered and selected</p>
<p>CONSTRUCTION RELATED ISSUES</p>	<p>Noise, pollution and traffic increases due to effects of construction</p>	<p>16. Create a call-in line where community members can make Bedrock aware of issues that are effecting them</p>
	<p>Walkability and accessibility are often hindered by construction sites, making it difficult to walk around the city when multiple sidewalks are inaccessible and alternative (and often more lengthy) routes must be used.</p>	<p>17. Ensure that pedestrian walkways are included in construction sites where sidewalks are lost, to support pedestrian traffic flow.</p>

E.6 - October 12, 2017 – Meeting 6

The Sixth and final meeting of the CBO process was held at Coleman A. Young Municipal Center, 2 Woodward Avenue, 13th Floor Auditorium, Detroit MI 48226 from 5:30 PM – 7:30 PM. The meeting time was changed from October 3, 2017 to October 12, 2017 in order to provide the developer with sufficient time to respond to the NACs impacts and community benefits. The purpose of this meeting was: 1) To have the developer present their response to the NACs impacts/community benefits to the NAC and the public. 2) Provide the NAC the opportunity to listen and ask any questions. An Agenda was not prepared for this meeting. All NAC members were in attendance, except for *Beverly Burns, and Eric Plummer, Alicia Adams, and Gwen Howard*.

- 1) Julio Cedano, R. Steven Lewis, and Vince Keenan described the agenda/schedule for the evening and discussed the process post the public CBO process.
- 2) The Developer presented²² their responses²³ to the NACs impacts/community benefits.
- 3) In addition to the developer's response, Vince Keenan and Steve Ogden (representative of Bedrock) presented on affordable housing in Detroit. Vince Keenan specifically presented²⁴ on behalf of the City, while Steve Ogden, from Bedrock, presented²⁵ on Bedrock's commitment to affordable housing per the requirements of the city.

²² See APPENDIX 08 – October 12, 2017 Developer's Response Presentation

²³ See APPENDIX 13 – October 12, 2017 Developer's Response

²⁴ See APPENDIX 15 – Affordable Housing Deal Presentation – Vince Keenan

²⁵ See APPENDIX 14 – Affordable Housing Presentation – Bedrock

DEVELOPERS RESPONSE

TOPIC	CONCERNS/ BENEFITS	RECOMMENDED ACTION STEPS	DEVELOPER RESPONSE TO NAC'S REQUEST/DOCUMENT
AFFORDABILITY	Provide 20% affordable housing at 80% AMI for each building, rather than portfolio-wide	1. Disclose to the NAC and wider community exactly what percentage and count of affordable units will be in each Bedrock development. Also include bed/bath count when available.	<p>Bedrock's Affordable Housing Agreement ("Affordable Agreement") was approved by City Council in July 2017. Bedrock has a goal to develop 3,500 residential rental units and through the Affordable Agreement is committing that at least 20% of those units will be affordable at or below 80% AMI for at least 30 years.</p> <p>This means that one (1) out of every (5) units of residential rental housing developed or preserved by Bedrock will be affordable housing. According to the Affordable Agreement, Bedrock can provide affordable units in one of three ways: by developing new affordable housing units or preserving existing affordable housing, or by assisting other property owners in preserving existing affordable housing so that those units do not convert to market rate, do not displace existing residents and do not reduce the affordable housing stock.</p> <p>Of the 700 affordable units which will be developed or preserved by Bedrock, at least 25 units will be in Bedrock's high- rise development</p>

			<p>projects such as the Monroe Blocks, Hudson’s site, Book Tower, and/or David Stott building. Bedrock is still working to determine exactly how many affordable units and what unit type will be in each building and can report back to the NAC once we have arrived at that decision.</p>
<p>AFFORDABILITY</p>	<p>Prioritize existing senior residents as tenants in new residential development</p>	<p>2. Create official form to collect info for Impact Area residents interested in newly built units; publish written process for reviewing and selecting said residents. Utilize City of Detroit P&DD to send communications to residents on their mailing list.</p>	<p>Bedrock currently uses channels such as Apartments.com as well as the Bedrock Website residential page which can be found here: http://www.bedrockdetroit.com/residential-properties/. That website has the allows interested tenants to request information on Bedrock housing opportunities by going to the contact page of the website and entering your contact information which can be found here: http://www.bedrockdetroit.com/contact/ The contact phone number is 833-729-5824. In terms of a process for reviewing and selecting residents, Bedrock complies with federal Fair Housing regulations and other applicable laws, which require that prospective tenants be considered on a first come first serve basis. Bedrock does not plan to reach out to residents on P&DD’s mailing list, as tenants who are interested in new units can</p>

			<p>reach out to us, as outlined above.</p> <p>In addition to the communication channels referenced above, we have learned that the Downtown Detroit Partnership (DDP) will be building out the Live Detroit program, which will have a robust website that includes housing opportunities of all types. Until the program is built out, DDP is a resource that can be used, as they already collect and update information regarding housing opportunities on a monthly basis.</p>
AFFORDABILITY	<p>Communicate affordability options to local residents to allow them to remain in their neighborhoods and homes</p>	(see above #2)	

COMMUNICATION

<p>COMMUNICATION</p>	<p>Community alerts + notifications through a variety of media, including:</p> <ul style="list-style-type: none"> • Text Messaging (Opt in sign up on website) • Email • Flyers • Community Center • Hotline • Radio/TV? 	<p>3. Establish a communication plan in writing.</p>	<p>Bedrock, the DDP, and all downtown stakeholders are aware that multiple construction projects will have an impact on the community over the next several years. The DDP has convened a group of developers and City representatives to work together with the goal of mitigating construction impacts and ensuring that information is communicated to anyone impacted. In order to ensure that stakeholders of the impact area have construction related information, Bedrock will work with the City and DDP to set up the processes and infrastructure needed to update the community. Some of the communication channels that are being considered by DDP will include:</p> <ul style="list-style-type: none"> • Set up a hotline that people can use to call and get information on latest road closures, etc.; • Set up an email blast for anyone interested to receive construction related information on a periodic basis; • Disseminate information from the email blast via hard copy to residential building lobbies downtown and to the City’s Department of Neighborhoods to share with citizens.
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			<p>Ultimately, Bedrock and the DDP will work towards a combination of options to meet the communication preferences of all downtown stakeholders. We will also work collectively to identify technology solutions for communication, which may include a website with interactive maps and creation of a special App that can be used via mobile phones.</p>
	<p>The issue of meeting space and "Community Center" was discussed between the NAC, the City, and the Developer. The NAC feels that there could be alternative meeting space, more deeply rooted in the community that may be more appropriate for hosting these meetings. There are certain barriers to entry that the Municipal Center possesses, and</p>	<p>4. We would like to investigate our own meeting space options, but would also appreciate if Bedrock has space in one of its buildings in the Impact Area that may be considered for meeting space.</p>	<p>For any future CBO-related meetings, we are happy to work with the City to identify an accessible and convenient space to meet during the process, including within Bedrock buildings. During the construction process, we will evaluate the need for meeting space to provide updates to the community. Should the NAC choose to continue meeting on its own or need space, Bedrock would be happy to work with the NAC to identify possible meeting space at any given time. The NAC can reach out to Jason Headen at Quicken Loans (313-545-4171) to help facilitate the use of Bedrock meeting space.</p>

	we are interested in exploring options for different meeting spaces.		
MOBILITY	Support and provide safe connections to transit, including Rosa Parks Transit Center (RPTC) and People Mover. Many people including future residents, employees, and guests/visitors will be using these modes of transportation, it is valuable to invest in a well-connected and inviting public realm to support mobility.	5. Improve People Mover Times Square Station (possible minor renovations to enhance accessibility and safety)	The People Mover is owned and operated by the Detroit Transportation Corporation (DTC). Bedrock cannot upgrade facilities which we do not own, but is happy to connect the NAC with the DTC to discuss their plans for the station.

MOBILITY		<p>6. Create clear paths to RPTC, including wide sidewalks, rear/side entrances, appropriate retail, wayfinding (we'd like to see street-level renderings)</p>	<p>While we cannot change the physical layout of the public area around the Book Tower, such as sidewalk widths, Bedrock believes in the importance of access to transit and clear signage. Bedrock commits to maintaining clear paths of access down Grand River during both construction and post-construction activities, to ensure the access points to the Rosa Park Transit Center are maintained. In addition, during construction, Bedrock will replace all of the sidewalks surrounding the Book Tower with new paving which leads to RPTC. Bedrock is exploring the installation of wayfinding signs in and around the Monroe Blocks and Book projects.</p> <p>The Book Tower does not currently have any rear public entrances. State Street was vacated at the time that RPTC was constructed and is closed most of the time, only allowing vehicular service access. Bedrock will explore the pedestrian entrance and exit points as we work through iterations during the design process.</p> <p>While Bedrock does not currently have any particular retailers in mind for the Book Tower, we</p>
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			will strive to achieve a retail balance that residents, visitors and surrounding community members will want to utilize. We will keep in mind the surrounding neighborhood assets and consider retail that would be complementary.
		7. Add handicap parking in front of Louis Kamper, Stevens, and Himelhoch buildings.	We have reached out to the City's Traffic & Engineering Department to understand how more handicap parking can be added on the street in front of these buildings, as this falls under the City's purview. We have asked the City to help define the process and can share that with the NAC once we learn more. In the meantime, NAC members can reach out to their Department of Neighborhoods district manager, Ninfa Cancel, with any questions. She can be reached at CancelN@detroitmi.gov , or (313) 236-3530.

AMENITIES	<p>Increase to pets in the area will have an adverse effect on locations to curb them</p>	<p>8. Add space in area as a location for animals to be curbed</p>	<p>This is not something that Bedrock can address alone, as this impact is driven by both Bedrock and non-Bedrock building residents. We understand that the DDP’s Business Improvement Zone (BIZ) currently provides clean-up bags for the entire span of Washington Boulevard from Grand Circus Park to Michigan Avenue, in addition to other locations around the downtown. The DDP will be providing new clean-up bag stations all over downtown this month.</p> <p>The Monroe Blocks project will have significant green space, which we plan to maintain. Unfortunately, the Book Tower property is quite land-locked, without available space to add a new location for animals to be curbed.</p> <p>For both the Book Tower and Monroe Blocks projects, we would be happy to work with the City and DDP, if on public property, to add appropriate signage to the projects’ green spaces to ensure pet owners are remembering to clean up.</p>
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<p>HISTORIC PRESERVATION</p>	<p>Maintain National Theater as a historic landmark and destination. It would be a significant community benefit. Re-open as a theater!</p>	<p>9. Consider renovating it into a movie theater or a performance space for regularly scheduled theatre events for the community</p>	<p>Bedrock appreciates and recognizes the legacy of the National Theatre as a place for theater and performance. Bedrock has also demonstrated a strong commitment to the restoration of historic buildings and structures whenever possible, having renovated multiple buildings. As one example, we will be renovating the Book Tower and Book Building, which are also part of this CBO process.</p> <p>Unfortunately, the National Theatre has sat vacant since at least 1976, over 40 years. Since then, it has fallen into severe disrepair. There have been several restoration plans and attempts since that time, but none of them have come to fruition. Our research shows that the theatre has been vacant for this long for several reasons, one being that even when the theatre was open, it was very difficult logistically to operate as a 20th century theatre, making those challenges even more pronounced in the 21st century. Those logistical issues include lack of loading dock, minimal back of house space, and very small single stage.</p> <p>The interior of the National Theatre and many of its architectural elements (balcony, ceiling elements, collapsed stage, lighting</p>
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			<p>elements, etc.) have deteriorated or been stripped away, leaving little to no remnant to build upon on the interior. Only glimpses of the original plaster detailing remain in the space, and that which does remain is deteriorated beyond repair. The decorative proscenium is nearly gone, and the general character of the space is of a large empty shell with streams of light coming in through cracks in the building. There are no seats in the space, so the main floor is just a sloping, stepped concrete slab.</p>
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			<p>The most architecturally significant feature of the National Theatre building is the façade. We plan to restore the façade and incorporate it into the new development as something for the public to enjoy. It will become a memorable new cultural feature downtown. The rejuvenated façade will act as an entrance to almost of 1 acre of public space where we plan to host arts and culture events geared towards Detroiters of all ages and backgrounds. In these public spaces, we plan to host a variety of events such as performance theater, musical acts, artwork displays, and more.</p>
HISTORIC PRESERVATION		<p>10. Alternatively, reconsider a more appropriate placement and use of the facade.</p>	<p>Bedrock’s commitment to keeping the National Theatre façade as an entrance to Detroit’s newest public space will make it an amenity for all Detroiters to enjoy. We have considered using it as a façade for a new building, but then it would be associated with a specific user or tenant rather than an entrance to spaces available to the general public.</p>
HISTORIC PRESERVATION		<p>11. Should the National Theater be torn down, allow Pewabic Pottery the right to salvage the tile on the interior.</p>	<p>If Pewabic Pottery is interested in salvaging any material, we are happy to talk to them about this.</p>

<p style="text-align: center;">SUSTAINABILITY</p>	<p>On-site stormwater management as possible:</p> <ul style="list-style-type: none"> • Permeable Pavers / Pavement • Bioswales / Planters • Green Roofs 	<p>12. Create green infrastructure plan/landscape architecture renderings to share with NAC and community</p>	<p>Bedrock is planning a variety of green infrastructure features at the Monroe Blocks. These features include:</p> <ul style="list-style-type: none"> • More than 1 acre of public space with plentiful new landscaping. • Sidewalk reconstruction, upon approval by the City, with newly planted trees and landscaping. • Terraces and roofs on the residential buildings with plants and landscaping • Bike parking • Smart building management systems to lower energy use • Low-flow plumbing fixtures • High efficiency mechanical systems • Advanced LED lighting • Energy Star appliances as available <p>The Book Tower project has less availability of rooftop or other outdoor space to add plantings or a green terrace, however, consistent with Bedrock’s building management practices, will include energy efficient features. This includes Bedrock’s SMART building standards, such as energy use monitoring to optimize building efficiency. Bedrock will explore available space for bike parking as well.</p>
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<p>COMMUNITY DIVERSITY</p>	<p>Support seniors staying in the downtown area</p> <p>Maintaining diversity (cultural, racial, age, etc.) in the area</p>	<p>13. Create list of all senior residents in downtown to give them knowledge of and potentially right of first refusal for new affordable units</p>	<p>We understand the City of Detroit’s Department of Housing and Revitalization maintains a list of individuals who are currently in affordable residential units throughout the city, therefore the list requested above does exist.</p> <p>As described in our response to question 2 above, Bedrock uses channels such as apartments.com and the Bedrock Detroit website (http://www.bedrockdetroit.com/residential-properties/) in order to make all prospective tenants aware of any availability within our buildings. Interested individuals can use the “Contact” form to request information from Bedrock regarding housing units that are or will be becoming available. Bedrock can also be reached by phone at 833-729-5824.</p> <p>In addition to these communication channels, we understand that the Downtown Detroit Partnership (DDP) will be building out the Live Detroit program, which will have a robust website that includes housing opportunities of all types. Until the program is built out, DDP is a resource that can be used, as they already collect and update information regarding housing opportunities on a monthly basis.</p>
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			<p>Providing a right of first refusal to any particular groups or individuals would violate Fair Housing laws, therefore we must consider residents on a first come first serve basis.</p>
<p>COMMUNITY DIVERSITY</p>		<p>14. (same as #5) Create clear paths to Rosa Parks Transit Center, including wide sidewalks, rear/side entrances, appropriate retail</p>	<p>While we cannot change the physical layout of the area around the Book Tower, such as sidewalk widths, Bedrock believes in the importance of accessible transit and clear signage. Bedrock commits to maintaining clear paths of access during our construction and post-construction activities, to ensure that it is not responsible for impacting the access points to the Rosa Parks Transit Center (RPTC).</p> <p>In conjunction with the redevelopment of the project, all the sidewalks surrounding the Book Tower property will be replaced with new paving which leads to the RPTC. In addition, Bedrock is exploring the installation of wayfinding signs in and around both the Monroe Blocks and Book Tower projects.</p>

			<p>The Book Tower does not currently have any rear public entrances. State Street was vacated at the time that RPTC was constructed and is closed most of the time, only allowing vehicular service access. Bedrock will explore the pedestrian entrance and exit points as we work through iterations during the design process.</p> <p>While Bedrock does not currently have any particular retailers in mind for the Book Tower, we will strive to achieve a retail balance that residents, visitors and surrounding community members will want to utilize. We will keep in mind the surrounding neighborhood assets and consider retail that would be complementary.</p>
<p>RETAIL CONSIDERATIONS</p>	<p>Making sure the building maintains appropriate retail for both new and existing community members not just new. We want to ensure that people of different economic groups as well as age groups feel welcome in the commercial spaces that are</p>	<p>15. Consult with NAC and local residents as retail vendors are being considered and selected</p>	<p>To protect the confidentiality of prospective tenants we are talking to, we cannot reveal any particular retailer during our discussions with them. However, we are happy to share any preferred tenants identified by the NAC with our retail leasing team.</p>

	introduced. It has come to our attention that some seniors don't feel comfortable in retail spaces		
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CONSTRUCTION RELATED ISSUES	Noise, pollution and traffic increases due to effects of construction	16. Create a call-in line where community members can make Bedrock aware of issues that are effecting them	<p>Bedrock, the DDP, and all downtown stakeholders are aware that multiple construction projects will have an impact on the community over the next several years. The DDP has convened a group of developers and City representatives to work together with the goal of mitigating construction impacts and ensuring that information is communicated to anyone impacted. In order to ensure that stakeholders of the impact area have construction related information, Bedrock will work with the City and DDP to set up the processes and infrastructure needed to update the community. Some of the communication channels that are being considered by DDP will include:</p> <ul style="list-style-type: none"> • Set up a hotline that people can use to call and get information on latest road closures, etc.; • Set up an email blast for anyone interested to receive construction related information on a periodic basis; • Disseminate information from the email blast via hard copy to

			<p>residential building lobbies downtown and to the City’s Department of Neighborhoods to share with citizens.</p> <p>Ultimately, Bedrock and the DDP will work towards a combination of options to meet the communication preferences of all downtown stakeholders. We will also work collectively to identify technology solutions for communication, which may include a website with interactive maps and creation of a special App that can be used via mobile phones.</p> <p>Regarding Bedrock projects in particular, Bedrock can also be contacted at http://www.bedrockdetroit.com/contact/ or 888-300-9833.</p>
<p>CONSTRUCTION RELATED ISSUES</p>	<p>Walkability and accessibility are often hindered by construction sites, making it difficult to walk around the city when multiple sidewalks are inaccessible and alternative (and often more lengthy) routes must be used.</p>	<p>17. Ensure that pedestrian walkways are included in construction sites where sidewalks are lost, to support pedestrian traffic flow.</p>	<p>The City of Detroit controls use of the Right of Way (ROW), and any applicable departments and authorities must review and approve requests for permits, including Bedrock’s plans for ROW closures and pedestrian diversions around construction sites. We will continue to comply with MDOT and City requirements for all sidewalk signage and road shutdowns to ensure access is always maintained.</p>

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F. APPENDIX

1. **Community Benefits Ordinance, Detroit Legal News, November 29, 2016**
2. **Census Tract and Impact Area**
3. **August 21, 2017 & August 22, 2017 Flier**
4. **August 21, 2017 Meeting Presentation**
5. **August 22, 2017 Meeting Presentation**
6. **September 7, 2017 Developer's Meeting Presentation (Book Tower)**
7. **September 11, 2017 Developer's Meeting Presentation (Monroe Blocks)**
8. **October 12, 2017 Developer's Response Presentation**
9. **NAC Book Building and Tower Support Letter**
10. **NAC Consensus Letter – Monroe Blocks – National Theater**
11. **Book Building and Tower & Monroe Blocks CBO Public Meeting Notice**
12. **September 28, 2017 – CBO NAC Impacts and Community Benefits**
13. **October 12, 2017 Developer's Response**
14. **Affordable Housing Presentation - Bedrock**
15. **Affordable Housing Deal Presentation – Vince Keenan**
16. **CBO Meeting Notes**
17. **Email – National Theater - Detroit Sound Conservancy**
18. **Email – National Theater - Peg Foen Comments**
19. **Email – National Theater – George Miller Comments**
20. **Email – National Theater – Matt Lambros Comments**
21. **Email – National Theater - Preservation Detroit**
22. **Email – National Theater – Francis Grunow Letter**
23. **Email – Proposal to Delay Impact Meeting**
24. **Email – Preservation Detroit Nominees – Dawn Bilobran**
25. **NAC Selection Cards**