

BOOK BUILDING & TOWER

**AND
MONROE
BLOCKS
NAC UPDATE MEETING**

OCTOBER 2018

AGENDA

- 5:30 - 5:45:** **Introduction**
 Annual meeting requirements
- Legislative action since we last met**
- 5:45 - 6:15:** **Project updates**
 Monroe Blocks
- Book Tower**
- 6:15 - 6:30:** **Review Community Benefits Agreement and progress**
- 6:30 - 7:15:** **Q&A & Discussion**
- 7:15 - 7:30:** **Next steps**

CBO OVERVIEW

Review

Per the Community Benefits Ordinance, the Planning Director shall facilitate at least one meeting per calendar year between the NAC and the Developer to discuss the status of the Tier 1 project for the time period identified in the Community Benefits provision.

For the full Community Benefits Ordinance text, please see the Planning Department's website:

detroitmi.gov/cbo


CBO COMMITMENTS

LEGISLATIVE ACTION SINCE WE LAST MET

Community Benefits Agreement:

A resolution was passed at City Council in November 2017 to memorialize the commitments made in the CBO process.

Seven (7) specific commitments were made by Bedrock as part of the Agreement for Monroe Blocks and Book Tower, stemming from the issues identified by the NAC.



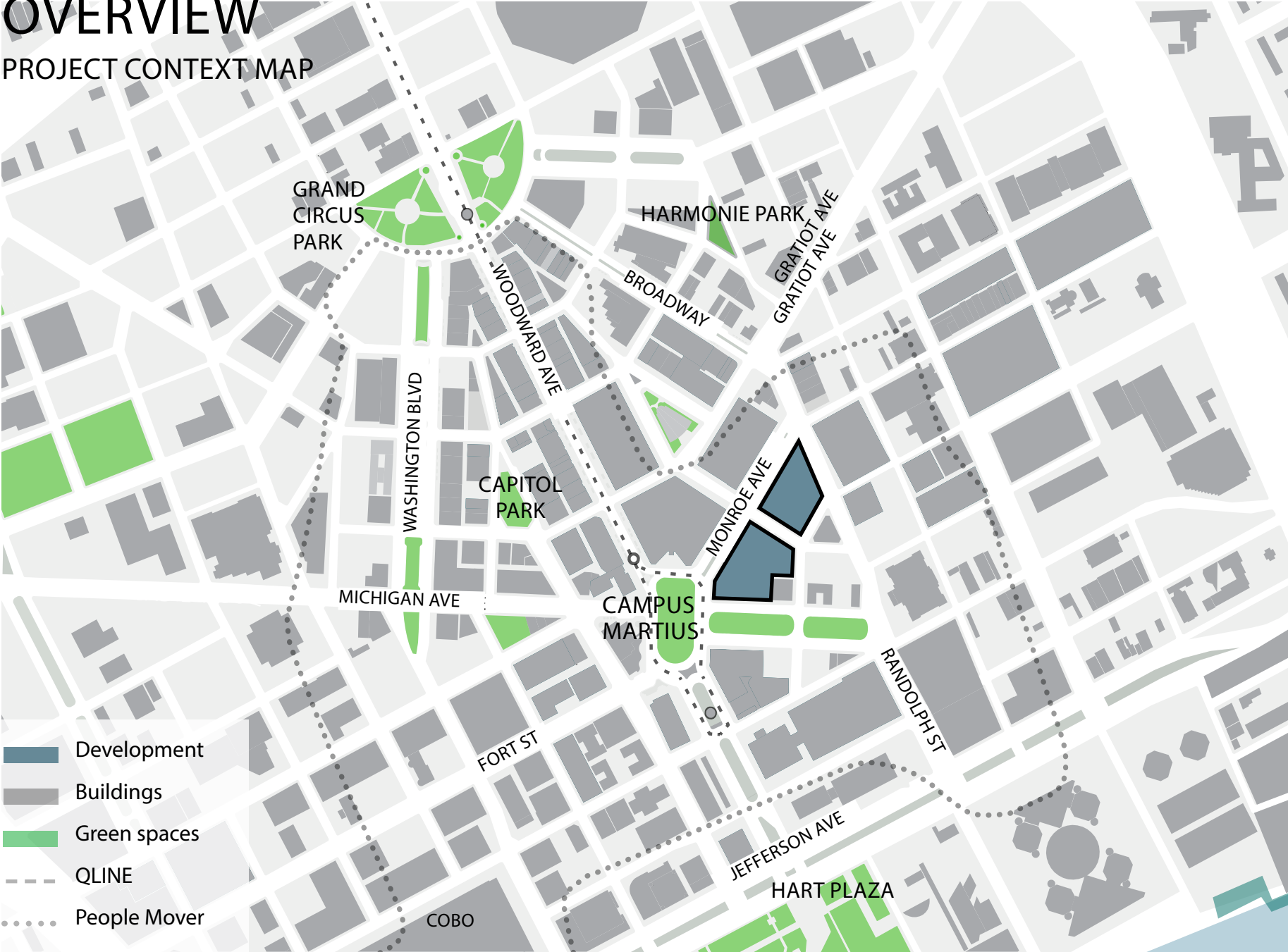
MONROE BLOCKS



PROJECT UPDATE

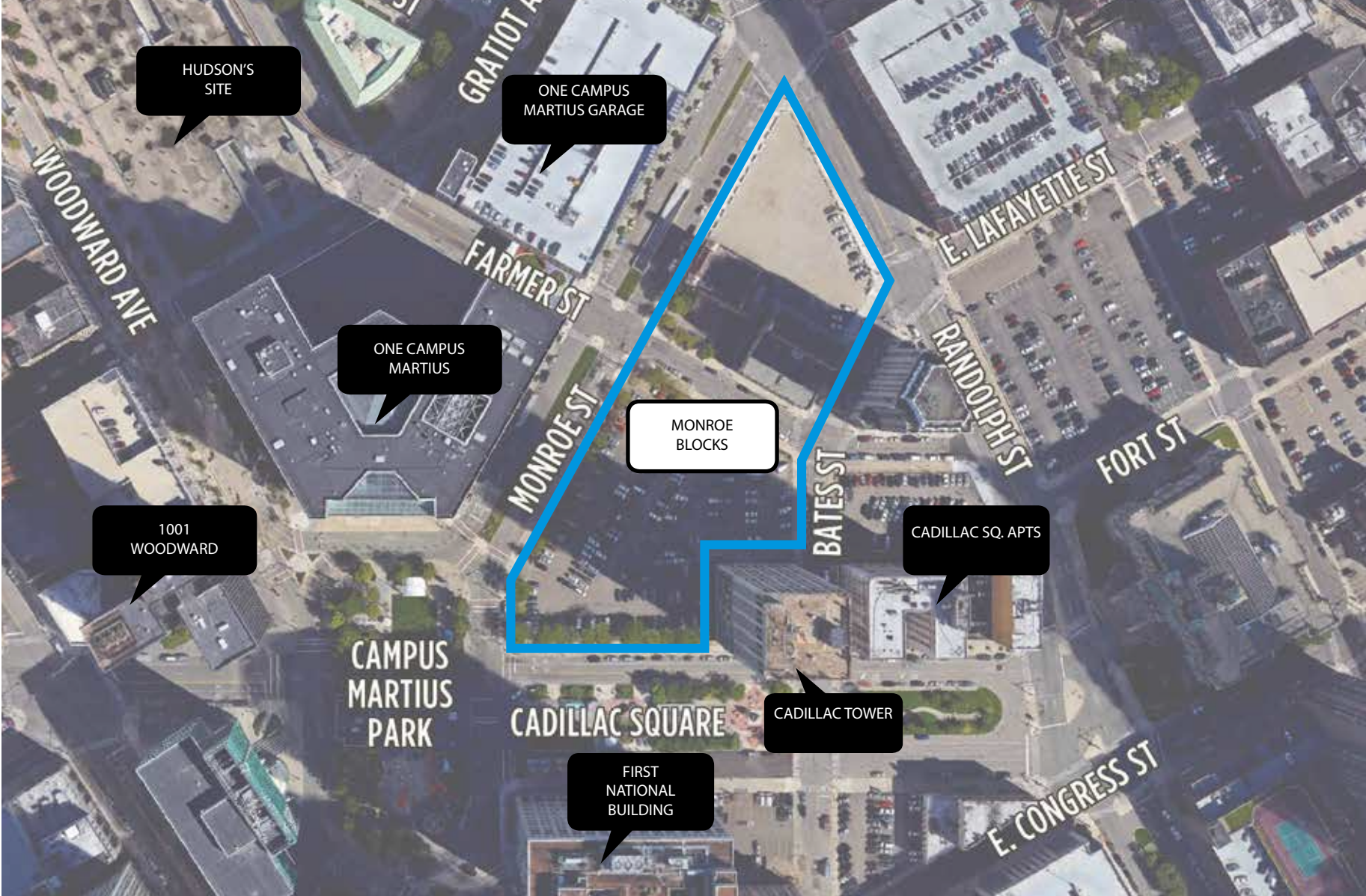
OVERVIEW

PROJECT CONTEXT MAP



OVERVIEW

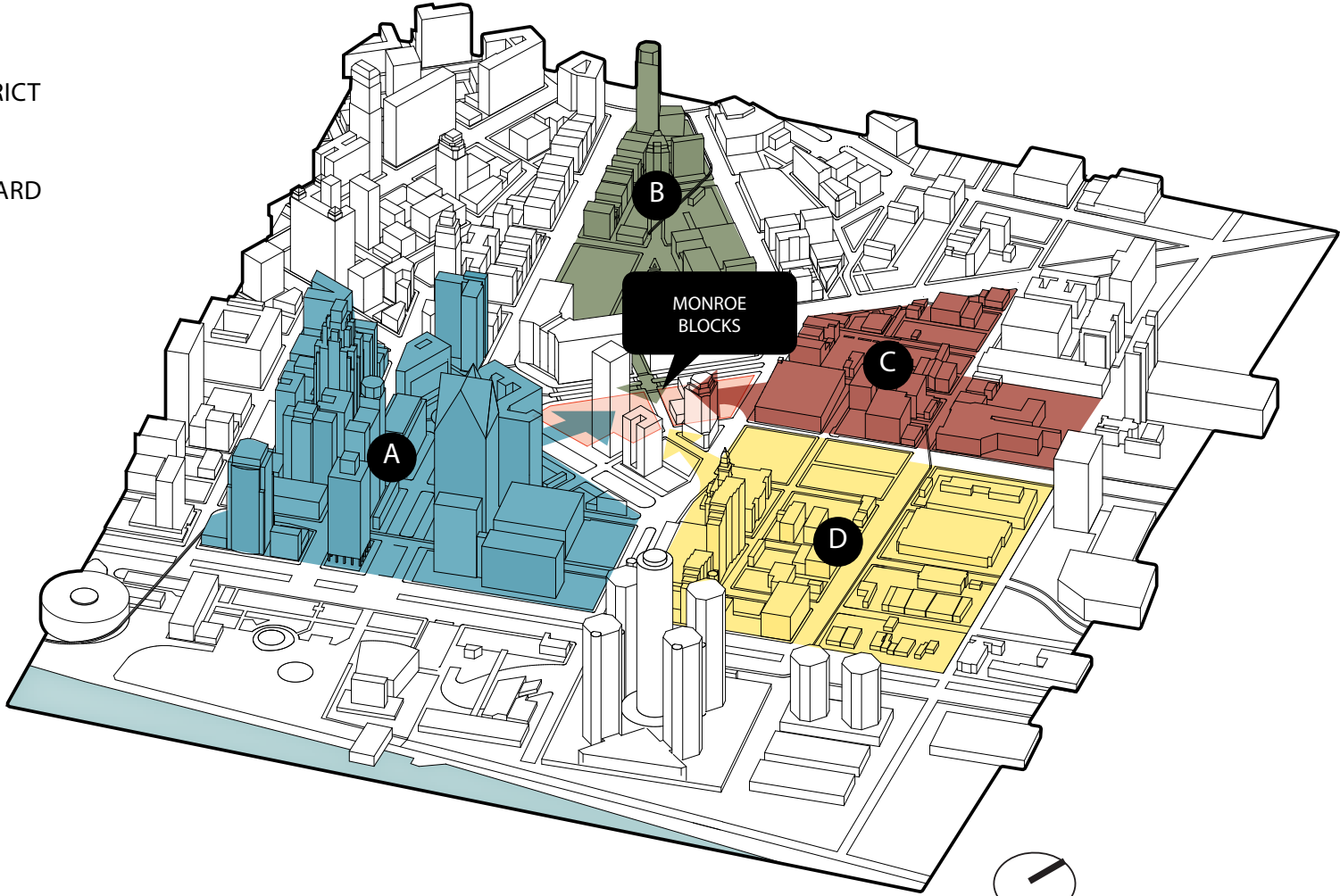
PROJECT CONTEXT MAP



DISTRICT STRATEGY

CONNECTING NEIGHBORHOODS

- A** FINANCIAL DISTRICT
- B** LOWER WOODWARD
- C** GREEKTOWN
- D** BRICKTOWN



OVERVIEW

AERIAL VIEW



SITE PLAN

MONROE BLOCKS

OFFICE

Building A1:	847,000 GSF
Total Office:	847,000 GSF

RESIDENTIAL

Building A2:	148 UNITS
Building B1:	153 UNITS
Building B2:	62 UNITS
Building B3:	131 UNITS
Total Residential:	494 UNITS

RETAIL

Building A1:	32,002 SF
Building A2:	26,724 SF
Building B1:	38,000 SF
Building B2:	13,700 SF
Total Retail:	110,426 GSF

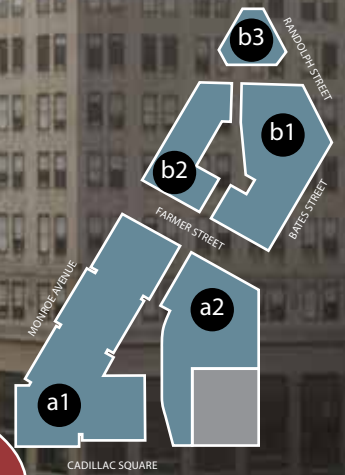
PARKING

Total Parking Spaces:	TBD
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OFFICE

CAMPUS MARTIUS



PUBLIC SPACE

BATES SQUARE



MONROE DISTRICT

VIBRANT URBAN DENSITY



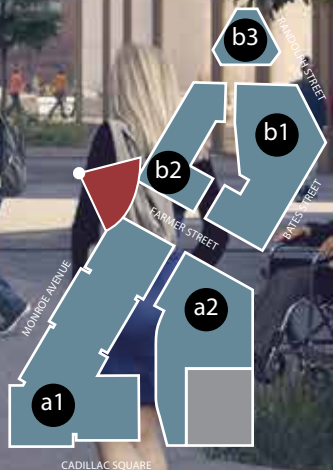
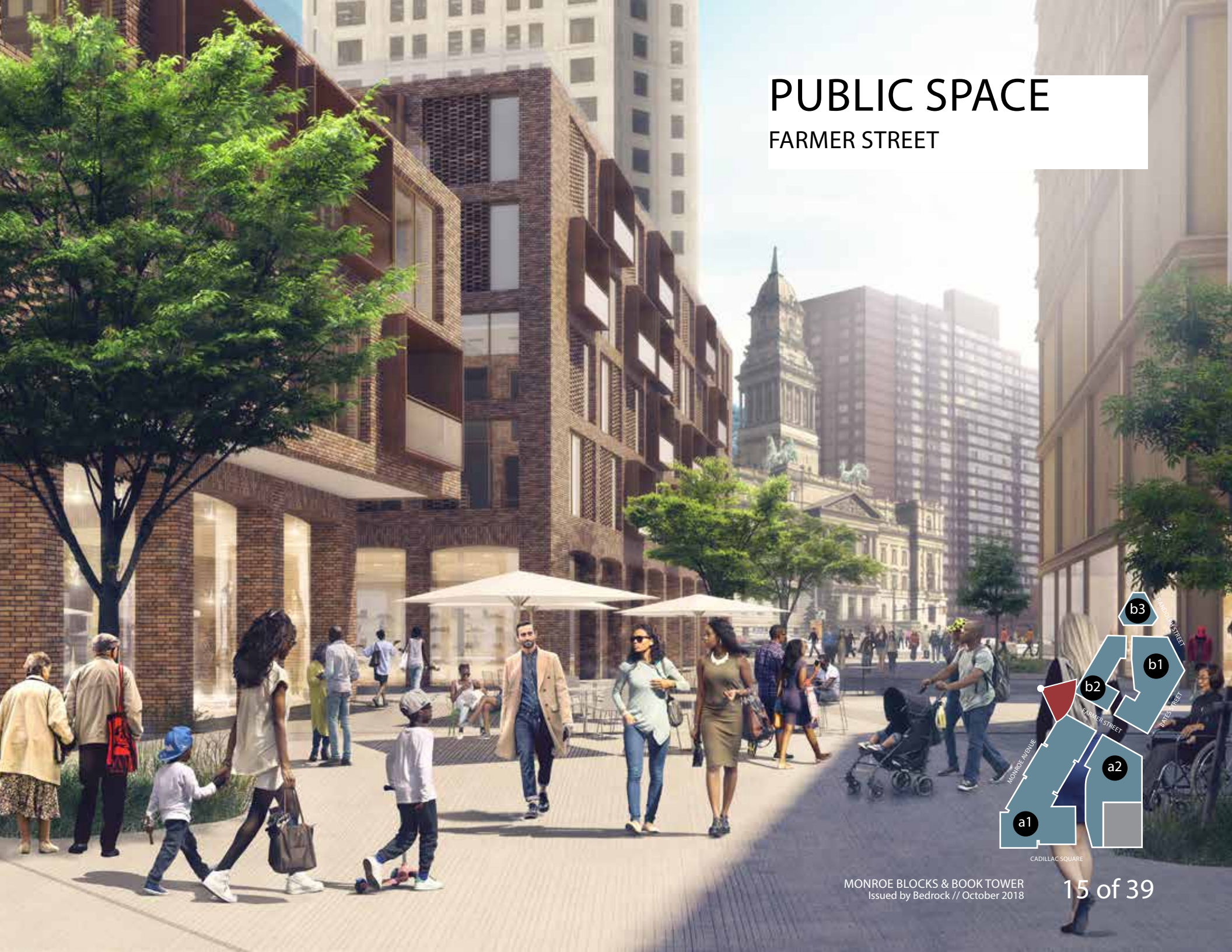
GATEWAY

ADAPTIVE REUSE



PUBLIC SPACE

FARMER STREET



PROJECT UPDATES

MONROE BLOCKS

- Transformational Brownfield Plan approval
 - City: November 2017
 - State: May 2018
- Design:
 - 100% Design Development for Block A complete as of Sep. 2018
- Site plan submission (Block A): July 2018
- Downtown Development Authority (DDA) updates
- Historic District Commission (HDC) review (adjacent districts)

NEXT STEPS

MONROE BLOCKS


- Groundbreaking: Mid-December 2018
- Construction timeline
 - Phase I (Block A):
 - Mobilization by winter 2018
 - Projecting 100% Construction Docs by June 2019
 - Completion targeted for residential building by Q3 2021
 - Completion targeted for office tower by Q1 2022
 - Phase I (Block B):
 - Entering Concept Design
 - Completion targeted for Q3 2022

An aerial photograph of a city skyline, featuring a prominent skyscraper under renovation. The building has a distinctive green roof and is surrounded by other high-rise buildings. The sky is overcast with light clouds. A dark teal rectangular overlay is positioned in the center of the image, containing white text and a logo.

BOOK TOWER

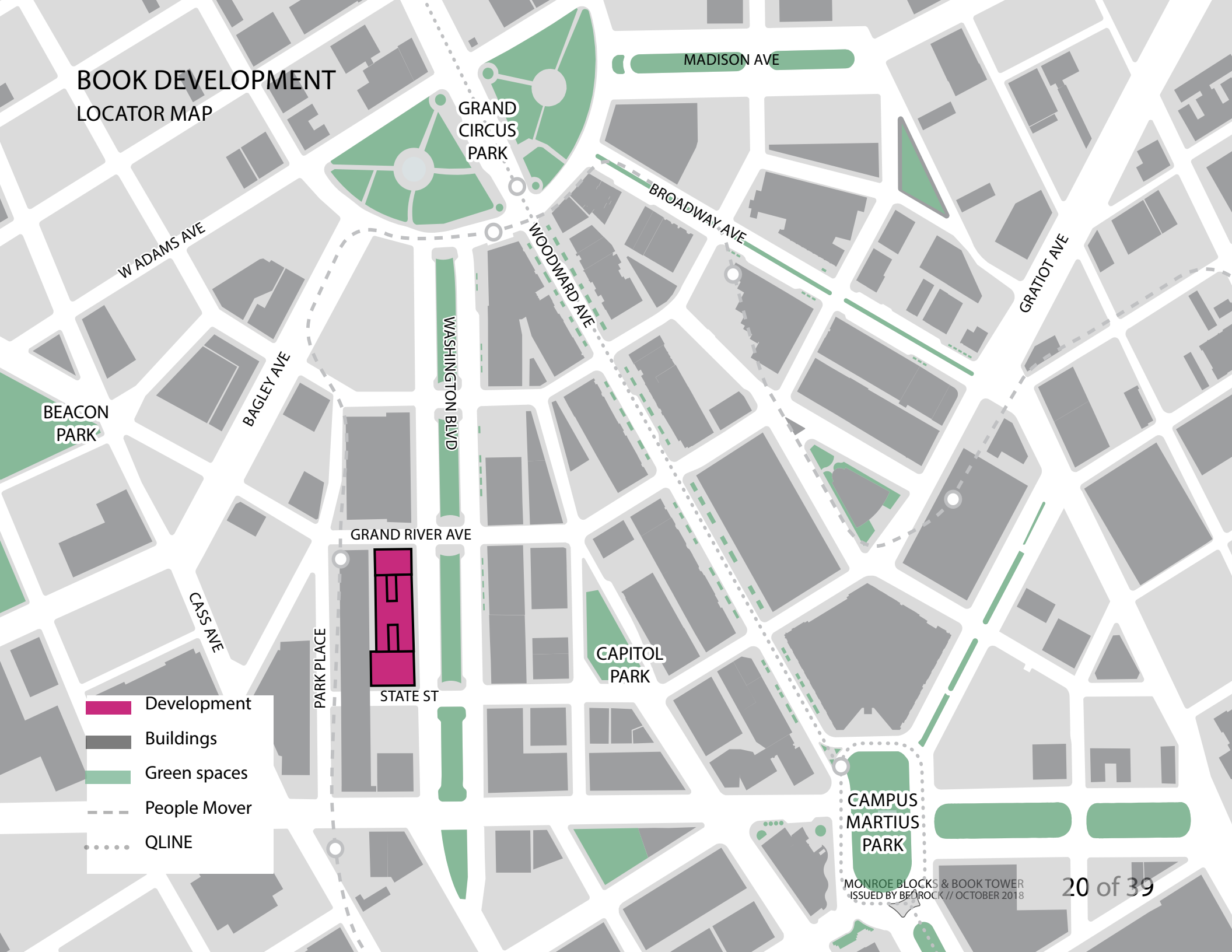


PROJECT UPDATE



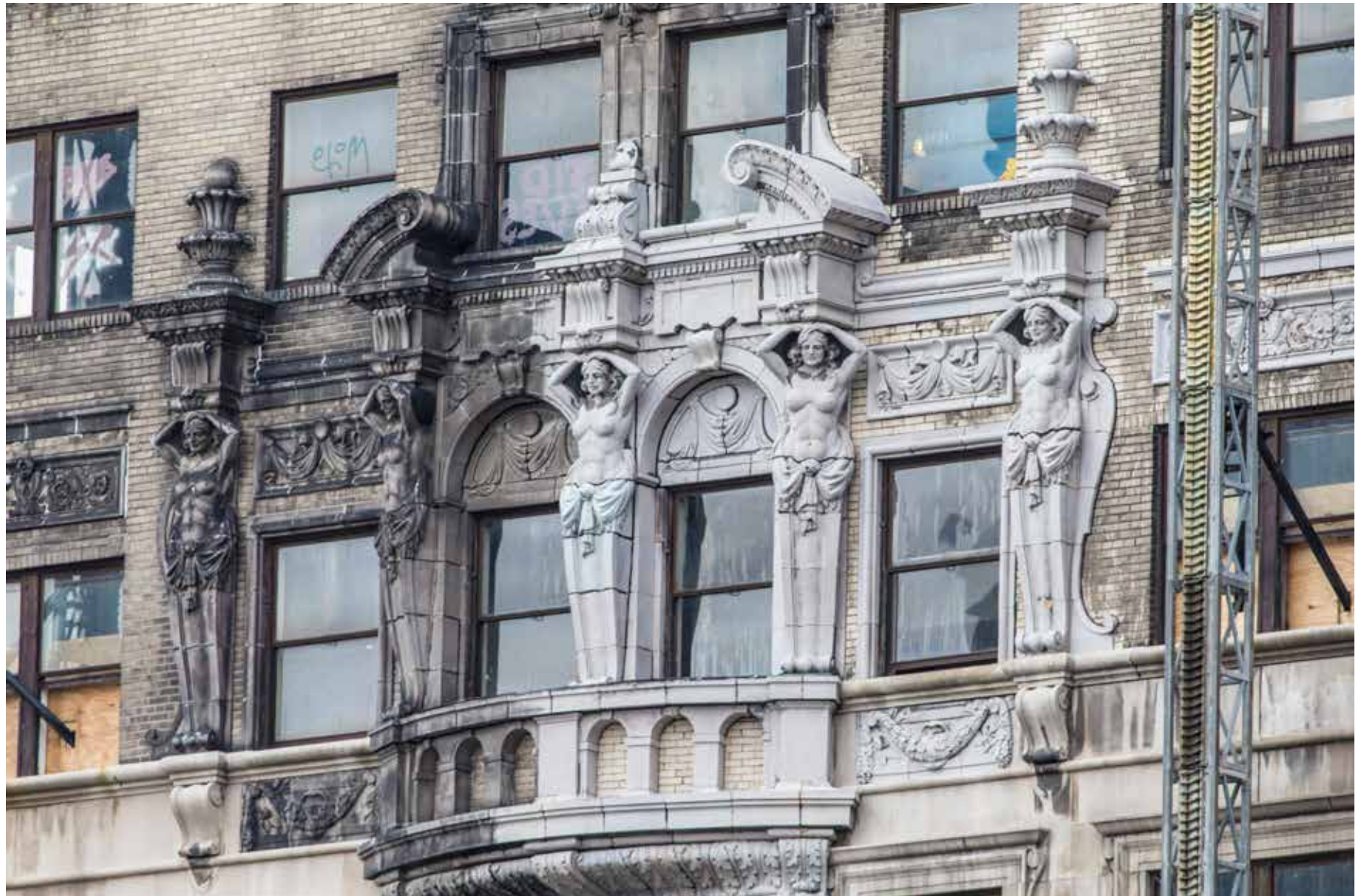
ICONIC FORM
THE ORNATE ARCHITECTURE
OF BOOK TOWER IS ICONIC TO
DETROIT'S SKYLINE

BOOK DEVELOPMENT LOCATOR MAP



- Development
- Buildings
- Green spaces
- People Mover
- QLINE

BEFORE + AFTER

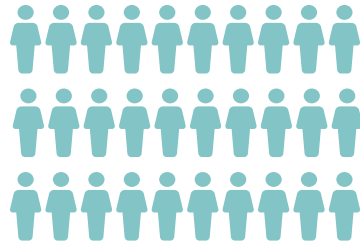


RENOVATION EFFORTS

7.2

FOOTBALL
FIELDS

OF INTERIOR
SQUARE FOOTAGE



30 WORKERS

RESTORING EXTERIOR
FACADE DAILY



3 YEARS

OF WORKING SEASONS
TO RESTORE BOOK TOWER
FACADE, NOT INCLUDING
INTERIOR RESTORATION.
CURRENTLY WORKING
ON SOUTH AND EAST
ELEVATION AS WELL AS
INTERIOR LIGHT WELLS.

2,236

WINDOWS

TO BE RESTORED OR REPLACED

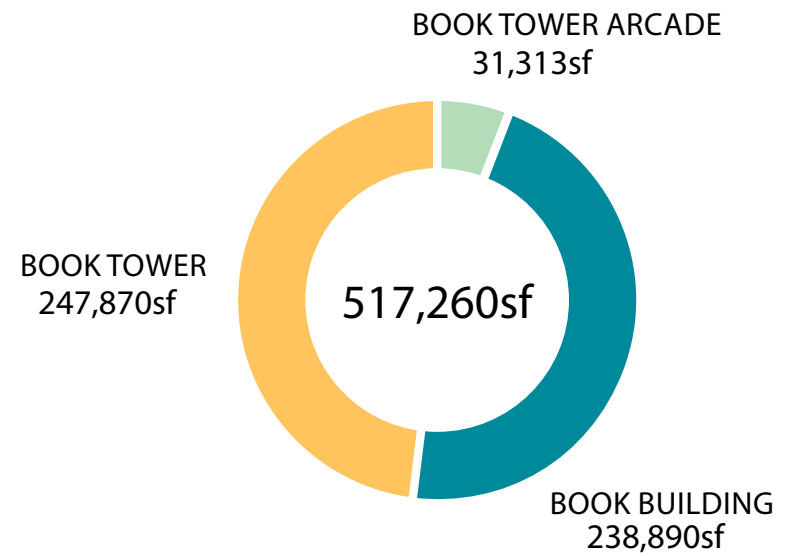
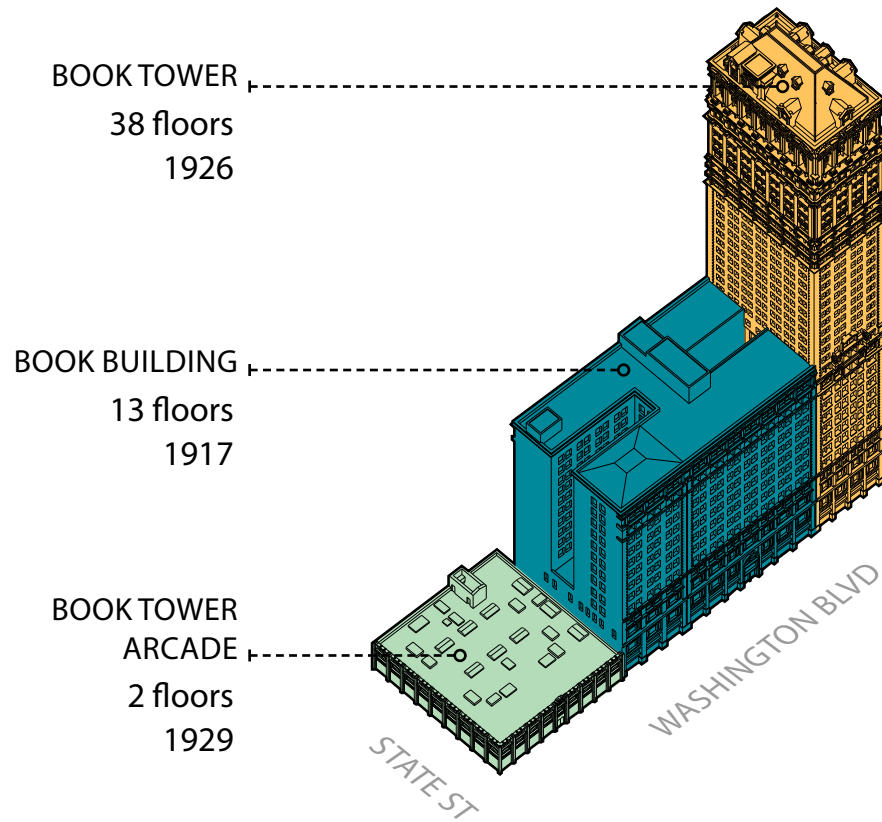


BOOK TOWER TODAY



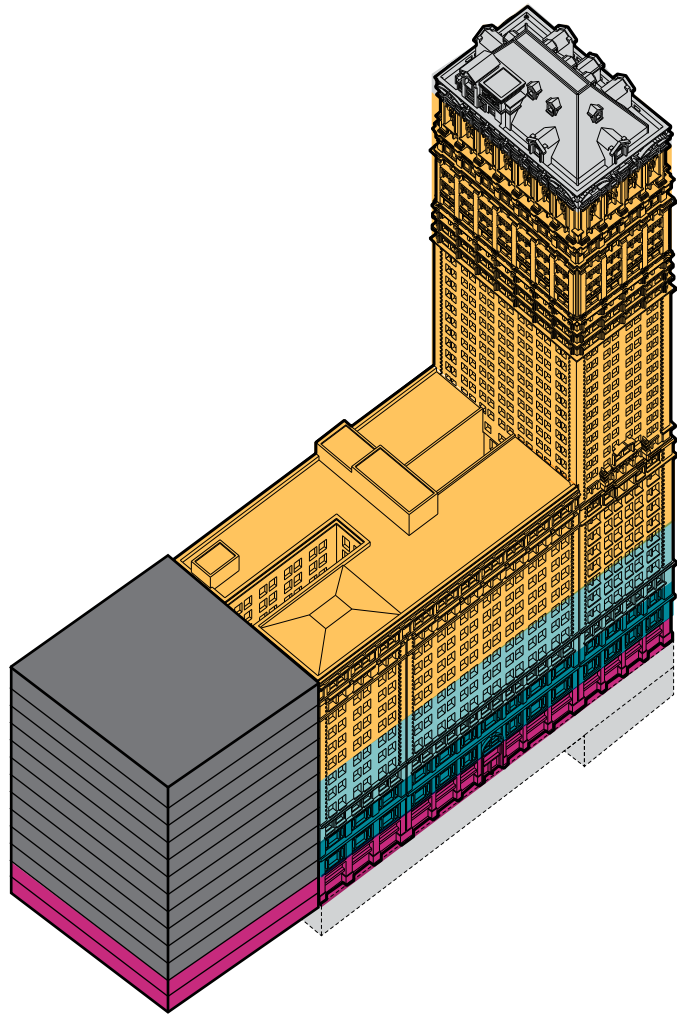
BOOK DEVELOPMENT

THREE PHASES OF DEVELOPMENT



BOOK DEVELOPMENT

PROPOSED MIXED-USE PROGRAMMING CONCEPT



RETAIL + LOBBIES	
Total Retail Area:	25,220 SF
HOTEL	
Floors 4 - 8:	106,400 SF
Total Guest Rooms:	85 units
OFFICE	
Floors 2 - 3:	49,780 SF
RESIDENTIAL	
Total Residential Area:	249,483 SF
Total Units:	177
MECHANICAL	
Total Infrastructure Area:	44,150 SF
PARKING	
Total Parking Area:	180,000 SF
Total Spaces:	400+
TOTAL PROJECT AREA:	655,033 SF

PROJECT UPDATES

BOOK TOWER

- Transformational Brownfield Plan approval
 - City: November 2017
 - State: May 2018
- Design
 - Architecture proposals received in response to RFP
 - November target to choose architecture firm
- Construction activity
 - Completion of double hoist on east elevation - end of Oct.
 - Facade restoration and window replacement by Q1 2019
- Historic District Commission (HDC) updates

NEXT STEPS

BOOK TOWER

- 1209 Washington
 - Construction start - Sep. 2019
 - Substantial completion - Mar. 2021
- Book Building / Tower
 - Demo start: June 2019
 - 100% Construction Documents: Feb. 2020
 - Substantial completion: End of 2022

COMMUNITY BENEFITS AGREEMENT

AFFORDABILITY

MONROE BLOCKS + BOOK TOWER



1

CBA COMMITMENT:

Developer will comply with the Affordable Housing Agreement that was approved by City Council in July, 2017.

BEDROCK RESPONSE:

- Per Bedrock's Affordable Housing Agreement with the City, we commit to ensuring that at least 20% of our residential units will be affordable at or below 80% AMI for at least 30 years.
- At least 25 units will be in Bedrock's high-rise development projects such as the Monroe Blocks, Hudson's site, Book Tower, and/or David Stott.
- As of the end of 2018, we will have 516 total residential units with 149 affordable, or 29%.

FAIR HOUSING

MONROE BLOCKS + BOOK TOWER



2

CBA COMMITMENT:

Developer will comply with federal Fair Housing regulations and other applicable laws when marketing housing to prospective tenants.

BEDROCK RESPONSE:

- All Bedrock leasing and property managers have Fair Housing training both via in person seminars with attorney James Gromer as well as online via Grace Hill.
- Bedrock's process for reviewing and selecting residents is based on Fair Housing and other applicable laws, which require that Bedrock consider residents on a first come, first serve basis.
- A contact form is available on the Bedrock Detroit website for prospective tenants to request information: <http://www.bedrockdetroit.com/contact/>. The contact phone number is: 833-729-5824.
- Bedrock also uses channels such as wwwApartments.com to publish informaton regarding available units.

COMMUNICATION

MONROE BLOCKS + BOOK TOWER



3

CBA COMMITMENT:

Developer will provide information on construction and related activity on the development of the Projects to mitigate the impact of construction on the downtown community and ensure information regarding construction and related activities is communicated to those impacted.

BEDROCK RESPONSE:

Bedrock has reached out to the NAC via email to share updates regarding construction activities that will impact the areas around Monroe and Book.

- Email regarding DDA meeting (9/25/18)
- Email sharing weekly street closures email from DDP (5/29/18)
- Email regarding noise impacts of Hudson's project (4/11/18)

Bedrock participates in the DDP's Traffic & Construction Coordinating Committee, whose purpose is to mitigate construction impacts and ensure that information such as road and sidewalk closures is communicated.

COMMUNICATION

MONROE BLOCKS + BOOK TOWER



4

CBA COMMITMENT:

For CBO related meetings between Developer, City and/or NAC, Developer will work with the City to identify accessible and convenient space, including within Developer's properties.

BEDROCK RESPONSE:

- 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.
- For the NAC's ongoing needs for its own meetings, please reach out to Jason Headen on our team (313-545-4171) and we will determine if Bedrock space can be made available when needed.

MOBILITY

MONROE BLOCKS + BOOK TOWER



5

CBA COMMITMENT:

Developer will comply with any City traffic ordinances that may impact access points to Rosa Parks Transit Center, including access from Grand River Avenue, during construction of the Project.

BEDROCK RESPONSE:

- As we are still lacking an architecture/design/engineering team for the Book Tower, we have not bid out a traffic study for the development.
- Whenever Bedrock requests a sidewalk or road closure, we work with the proper channels through City Engineering and Traffic Engineering, such as the recently extended closure to encompass the western parking lane along Washington between Grand River and State St.
- The closure in place along Grand River Ave was removed Sep. 30th, thus re-opening the second thru lane heading east.
- The next closure will relate to construction of the parking deck at 1209 Washington.

HISTORIC PRESERVATION

MONROE BLOCKS + BOOK TOWER



6

CBA COMMITMENT:

Developer will cause the historical facade of the National Theatre building to be restored, to the extent required under the Agreement to Purchase and Develop Land between Developer's affiliate, Rosko Development Company LLC, and the City of Detroit Downtown Development Authority (DDA).

BEDROCK RESPONSE:

- Bedrock is working with historic consultants and continues to plan to repair the facade of the National Theatre.
- In August, the City's Historic District Commission reviewed the project and determined that it will have the potential to have a positive effect on the four adjacent Local Historic Districts.

CONSTRUCTION RELATED ISSUES

MONROE BLOCKS + BOOK TOWER



7

CBA COMMITMENT:

During the term of this Provision, Developer agrees to comply with Executive Order 2014-5 and Executive Order 2016-1 for each site; provided, however, the Developer shall not be required to comply with any of the Executive Orders which have been terminated and the obligation of the Developer to comply (or require compliance) with the Executive Orders shall be modified to the extent that the orders are amended or modified to provide less stringent requirements or a variance is obtained.

MONROE BLOCKS:

- Bedrock, in coordination with the construction manager hired for the Monroe Blocks project, as well as the firm hired for the Hudson's and justice center projects, is planning a workforce expo at Cobo Center on November 14, 2018, with a goal of introducing Detroiters to opportunities on these projects.
- Ready, Set, Build! Expo <http://www.readysetbuildexpo.com/>

CONSTRUCTION RELATED ISSUES

MONROE BLOCKS + BOOK TOWER



7

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BOOK TOWER:

- Bedrock has submitted reports for EO starting with April 2018 and moving forward.
- We are working directly with Civil Rights and Inclusion Office as required by the EO and will continue to do so until a construction manager for the project takes over.

Q & A

NEXT STEPS

(f) Enforcement.

- (1) An Enforcement Committee established to monitor Tier 1 projects. The committee is comprised of Corporation Counsel for the City of Detroit, a representative from Planning and Development Department, s representative from Law Department, and a representative from Human Rights Department.**
- (2) The Enforcement Committee shall provide a biannual compliance report to City Council and the NAC.**
- (4) The NAC shall Review any allegations of violations of the Community Benefits Provision provided to it by the community, and may report violations to the Enforcement Committee in writing.**
- (5) The Enforcement committee shall investigate such allegations and shall present their written findings to the NAC.**

THANK YOU