

Welcome to the

THE MID COMMUNITY BENEFITS MEETING

Public Meeting 5
Tuesday June 4th, 2019

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DEPARTMENT OF
Planning &
Development

AGENDA

6:00 – 6:15 PM **Welcome**

6:15 – 7:15 PM **Developer Response Presentation**

7:15 – 7:20 PM **NAC Vote/Approval of Commitments**

7:20 – 7:25 PM **Public Q + A**

7:25 – 7:30 PM **Next Steps**

**CITY OF DETROIT
BROWNFIELD REDEVELOPMENT AUTHORITY
COUNTY OF WAYNE, MICHIGAN**

TO ALL INTERESTED PERSONS IN THE CITY OF DETROIT:

PLEASE TAKE NOTICE that the City Council of the City of Detroit (“City Council”) is considering the approval of a proposed Second Amended and Restated Brownfield Plan for the **3750 & 3800 Woodward Redevelopment** (the “Brownfield Plan”). A Public Hearing to receive comments on the proposed Brownfield Plan has been scheduled to be held on:

Thursday, June 20, 2019

10:10 AM

at the

**City of Detroit Council Chambers
Coleman A. Young Municipal Center, 13th Floor
2 Woodward Avenue, Detroit, Michigan**

| IMPACT | NAC REQUESTED ACTION | COMMITMENT FROM THE MID |
|---------------------------------|--|--|
| <p>Sidewalk Closures</p> | <ol style="list-style-type: none"> 1. Any and all changes, temporary or otherwise, to adhere to the Americans with Disabilities Act 2. Scaffolding to be used when possible in efforts to limit the disruption of side walk traffic 3. Clearly marked path with signage to be posted when unavoidable sidewalk closures need to occur | <ul style="list-style-type: none"> • The Mid will comply with the American With Disabilities Act • Due to safety concerns, we won't be able to use sidewalk scaffolding. • The alternative path will be clearly marked. |

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|-------------------------------------|---|---|
| <p>Hours of Construction</p> | <ol style="list-style-type: none"> 1. Developer will sign a legally binding agreement with the P&DD to restrict exterior construction working hours between 7:00 am – 7:00 pm on weekdays. Major noise-making activities (jack hammering, wrecking ball, drilling etc.) should not commence until 9:00 am on any day. If required, a maximum of two Saturdays can be worked per month and 48 hours public notice will be provided for Saturday work. 2. No Sunday exterior work is permitted. | <ul style="list-style-type: none"> • The ordinance permits work hours from 7am to 10pm. However, we will limit hours from 7am to 7pm. • Other than emergencies, we will provide 48 hours notice of any Saturday or Sunday work. • Work is rarely, if ever, conducted on Sundays. |

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| <p>Dust Control</p> | <ol style="list-style-type: none"> 1. Developer will accept liability for any damages to property caused by either construction or demolition 2. Developer will perform two additional window cleanings to for adjacent properties per year, per phase. Window cleanings to occur after excavation and after construction completion (of each phase). 3. Neighboring properties: The Plaza Midtown, The Ellington, Bicentennial Tower, McLaughlin Hall and Max M. and Marjorie S. Fisher Music Center | <ul style="list-style-type: none"> • The Mid will work with the five landlords to contribute to their window cleaning expense. Assuming mutual agreement, The Mid is prepared to contribute up to \$18,000 for each of the 5 identified neighboring buildings (to be adjusted based on actual square footage.). |

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| <p>Pest Control</p> | <ol style="list-style-type: none"> 1. Developer will sign a legally binding agreement with the P&DD agreeing to immediately implement a pest control program to mitigate this. The program should be in place until completion of construction. 2. The NAC should be notified of the company hired | <ul style="list-style-type: none"> • The Mid will implement a Pest Control plan prior to the start of construction and will remain in place throughout construction. • We will share the plan with the NAC prior to construction start. |
| <p>Lighting</p> | <ol style="list-style-type: none"> 1. Construction lighting should not disturb residents in neighboring buildings 2. Lighting for security purposes should be shining inward towards the construction site | <ul style="list-style-type: none"> • Lighting will be directed inwards and special purpose lenses and deflectors will be used in order to minimize light pollution. |

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| <p>Construction Traffic</p> | <ol style="list-style-type: none"> 1. Developer to work with the city traffic engineers and to adjust the flow of construction traffic and staging, as necessary. 2. Developer to only utilize Woodward Avenue parking spaces that are directly in front of The Mid. 3. Public parking spaces along Woodward Avenue, that are north and south of The Mid, are to remain open to public use. | <ul style="list-style-type: none"> • The Mid will coordinate with the City of Detroit to review and adjust the construction traffic and staging as necessary. • We will review the construction site logistics plan with the City of Detroit prior to construction start. • The plan does not require use of any parking spaces beyond those fronting the project site. |

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| <p>Valet Queuing</p> | <ol style="list-style-type: none"> 1. Developer to consider the NAC's suggestion on the reconfiguration of the valet queue location. 2. Developer to present revised plan to the NAC | <ul style="list-style-type: none"> • The valet area will be redesigned to position vehicle queuing internal to the site. • Plan presented 6-4-2019. |
| <p>Retail Intake List</p> | <ol style="list-style-type: none"> 1. Developer to create an opportunity to receive retail tenant suggestions from the public. 2. Developer to designate a certain percentage of the retail space to local and minority owned businesses | <ul style="list-style-type: none"> • The Mid will designate a minimum of 12,000 sf of the 80,000 sf for local and small businesses. • We will maintain our own list but, but we also request the NAC's assistance in soliciting and compiling retail tenant suggestions. • Detroit resident owned businesses will be given priority. |

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| Concept Design | <ol style="list-style-type: none"><li data-bbox="595 354 1193 544">1. Developer to adhere to the Main Street Overlay when constructing the Woodward Avenue retail.<li data-bbox="595 572 1209 715">2. NAC to receive notice when site plan review is submitted to the City | <ul style="list-style-type: none"><li data-bbox="1280 354 1812 701">• The MID will adhere to design guidelines required by the city of Detroit Planning & Development Department and the City Planning Commission.<li data-bbox="1280 722 1769 865">• We will notify the NAC with each site plan review submission. |

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| <p>Public Space</p> | <ol style="list-style-type: none"> 1. The public space is to be well lit and have adequate seating 2. The NAC strongly encourages the developer to build a dog park into their development public space plan as a benefit to neighboring residents, development residents and hotel guests 3. Developer to work with the City and The Plaza to make improvements to the John R pedestrian walk way that are consistent with the green space/public space design of The Mid 4. Developer to consider the use of the historic street names for the pass troughs | <ul style="list-style-type: none"> • The public space will be well lit and have adequate seating. • The Mid will work with the City of Detroit to create a pet relief area within the public space to the north of the site. This will also address concerns regarding the pedestrian walkway. • We will consider use of historic street names. • Our goal is to deliver a project whose design is inspiring and welcoming. We will have outstanding public spaces, including areas for dogs. |

Q+A

