



Civil Rights, Inclusion
and Opportunity

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 1240
DETROIT, MICHIGAN 48226
PHONE: 313.224.4950
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To: Honorable Detroit City Council
Neighborhood Advisory Councils
From: Charity R. Dean, Esq., Director, CRIO
Date: July 16, 2019
Re: Community Benefits Ordinance Biannual Report for Hudson's

The Civil Rights, Inclusion, and Opportunity (CRIO) Department has been given the responsibility of monitoring the Community Benefits Ordinance. This is CRIO's first Biannual Community Benefits Provision Report. The report details the developer's compliance with each Community Benefits Provision (CBP) commitment.

The Hudson's project currently has 81% of their commitments in the "On Track" or "Completed" status.

Below, you will find a key to reference when reviewing "Status Update" and the total number of CBP commitments in each specific status.

Status Update	Explanation	Commitments
On Track	Steps taken towards starting commitment	19
Completed	Commitment fulfilled	6
Off Track	Not complying with commitment	0
Not Started	No steps taken	4
Awaiting Reply	Department awaiting information	2
Total Commitments		31

If you have any questions, do not hesitate to contact my office at 313-224-4950

Respectfully,

Charity R. Dean, Esq.
Director
Civil Rights, Inclusion and Opportunity

Lawrence Garcia, Esq.
Corporation Counsel
City of Detroit Law Department

Cc: Arthur Jemison, Chief of Services and Infrastructure, City of Detroit



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Biannual Community Benefits Provision (CBP) Reporting Outline

Project Name/Location: Hudson's Site Project

CBP Certification Date: March 11, 2019

Developer Name/Address Bedrock Management Services, LLC, 630 Woodward Ave, Detroit MI 48226

Commitment Monitoring

Commitment	Agency Partner	Developer's Response	Status Update
Compliance with the affordable Housing Agreement	HRD	Bedrock currently has 139 affordable units, or approximately 25%, from a total of 553 completed residential rental units. An additional 10 affordable units are expected to be delivered later in 2019.	On Track
Bedrock will ensure compliance with Fair Housing regulations and other applicable laws.	HRD	All of Bedrock's leasing and property managers are Fair Housing certified. Bedrock's process for selecting residents is based on Fair Housing laws.	Completed
When Bedrock is ready to begin marketing, they will do so in compliance with federal Fair Housing regulations and other applicable laws.	HRD	See above.	
The DDP has convened developers and City representatives to mitigate construction impacts and ensure that information such as closures is communicated to stakeholders. Bedrock will work with the DDP to develop the processes and infrastructure needed to update stakeholders.	BSEED	Bedrock is an active participant in the DDP's monthly Traffic & Parking Committee meetings and this is one way we communicate relevant information.	On Track
Developer provided information on construction and related activity in connection with the development projects to the City to mitigate the impact of construction on the downtown community	PDD/BSEED	Bedrock reaches out to the NAC to share updates regarding activities that will impact areas around the project. Bedrock also participates in the DDP's Traffic & Construction Coordinating Committee.	Completed
Developer will communicate street closures and construction activities to residents via a hotline, an email blast that interest	PDD/BSEED	The communication methods outlined under "commitment" were ideas that were under	On Track



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(cont'd) individuals can opt-in to receive, hard copies of information in residential lobbies, maybe an online map of closures, and maybe a mobile app.		consideration by the DDP, not developer commitments. Of those ideas, the DDP sends a weekly email blast of street closures. Opt-in information has been shared with NAC members so they can receive it directly.	
Developer has proposed a traffic logistics plan relating to pedestrian and vehicular traffic to the city for review and approval, comply with City traffic requirements, and flag person(s) have received DOT Uniform Traffic Control Measures training	DPW	Bedrock has proposed traffic logistics related to pedestrian and vehicular traffic to the City for review and approval. All site traffic and logistics plans submitted to date have been approved. Furthermore, Bedrock has commissioned a plan that includes projects adjacent to the Hudson's site to mitigate any issues from the combined projects.	On Track
Logistic plans have been proposed by Bedrock, with plans pending approval by the City.	DPW	See above.	On Track
For temporary closures during construction, processes will be in place to ensure compliance with City requirements and safety of all pedestrians, including flag persons and signage during loading activities during construction.	DPW	See above.	On Track
The persons responsible for flagging traffic will be trained in the measures to safely direct traffic including pedestrians according to the Department of Transportation's Uniform Traffic Control Measures.	CRIO	Yes, the person given this responsibility is properly trained according to the commitment.	On Track
Compliance with COD Noise Ordinance and MIOSHA requirements.	BSEED	Bedrock and its contractors have followed the City of Detroit Noise Ordinance requirements	On Track
All parties must understand the City's noise ordinances and MIOSHA requirements.	BSEED	Bedrock and its contractors have followed the City of Detroit Noise Ordinance requirements	On Track



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<p>Time restraints will be placed on activities known to exceed the acceptable sound pressure level readings and considerations given for alternative methods for certain construction activities (e.g., welding machines with mufflers or containment, enclosures for louder activities, etc.)</p>	<p>BSEED</p>	<p>Yes, time restraints have been placed on activities that exceed acceptable noise levels. This commitment is ongoing and being monitored.</p>	<p>On Track</p>
<p>Developer construction activities will comply with city Ordinance 02-16, Chapter 36 which permits working hours from 7 am -10 pm, unless the City grants a variance</p>	<p>BSEED</p>	<p>Bedrock and its contractors have followed the working hour requirements and have taken steps to ensure that time restraints are placed on activities known to exceed the acceptable pressure level readings.</p>	<p>On Track</p>
<p>Construction schedule is based on the City's ordinance No 02-16, Chapter 36 which allows working hours from 7am-10pm, with the majority of work completed by late afternoon. Bedrock will work with the City to establish alternative work schedules and communicate to all impacts residents, if necessary.</p>	<p>BSEED</p>	<p>Bedrock and its contractors have followed the working hour requirements and have taken steps to ensure that time restraints are placed on activities known to exceed the acceptable pressure level readings.</p>	<p>On Track</p>
<p>Bedrock will complete light pollution and shadow studies as required by the City for permitting and other approvals.</p>	<p>PDD</p>	<p>Bedrock has not yet completed a light pollution and shadow study as design and construction drawings are still under way. The required studies will be completed and provided as the project progresses.</p>	<p>Not Started</p>
<p>Plans will comply with all applicable City ordinances and MIOSHA regulations. Several ways exist to manage fugitive dust and the type of work will determine the methods of control.</p>	<p>BSEED</p>	<p>Bedrock's contractor maintains fugitive dust and silica control safety measures according to OSHA 1926.1153</p>	<p>Completed</p>
<p>Bedrock is not aware of additional contaminants at levels in violation of law on the portions of the property they anticipate will be disturbed during (cont'd) construction. Any encountered</p>	<p>BSEED</p>	<p>Soil borings and testing have been completed in limited areas and no new site contaminations have been encountered. Additional borings and testing will occur within the</p>	<p>On track</p>



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contaminants will be handled using protocol established by MIOSHA and other governmental agencies.		next month. Any materials that are contaminated will be disposed of properly.	
Bedrock anticipates the use of isolation methods to control access to work areas where overhead work may present a hazard. This includes the use of hard jersey barricades, fencing, rope, guard rails, etc.	BSEED	Bedrock and its contractors have been using concrete barriers and screening fences and panels to create a safety zone around the site. Trained personnel will continue to guide construction traffic in and out of the site safely. As the project progresses, additional measure will be taken to ensure fall protection and protect from falling debris.	On Track
Bedrock may assign personnel to control pedestrian and vehicle traffic in order to avoid hazards. Various safety systems may include cantilevered debris netting for the perimeter and enclosure systems for engineered scaffolding.	BSEED	The site currently has enclosure. None of the projects are in the scaffolding stage. The project is still in the ground stage.	On Track
Developer will support initiatives that provide school students and adults with the skills necessary to take advantage of the construction jobs available now, and to build sustainable careers in the skills trade.	CRIO	Bedrock has supported the DPS with a \$250,000 investment to help more students and adults build careers in the skilled trades. Bedrock and Quicken also made a \$1 million investment in Breithaupt Career and Technical Center which trains students in trades.	Complete
Bedrock intends to continue to open their spaces to Detroit students through programs like Day of Innovation, which aims to bring every 6th grade student downtown and provide hands on programming and exposure to Bedrock's work environment.	CRIO	No update.	Not Started



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<p>As students' progress through DPS, Bedrock will build workforce development opportunities through mentorship experiences with team members, intensive STEM programs where students can learn how skills translate into a career, and direct investment in DPS career technical education programs to grow the skills necessary for the new jobs these sites will create.</p>	<p>CRIO</p>	<p>No update.</p>	<p>Not Started</p>
<p>Bedrock plans to showcase these developments through our educational programming, including experiential learning opportunities, such as their QSTEM partnership with Detroit Area Pre-College Engineering Program (DAPCEP) to provide hands-on experiential STEM learning to 6th-8th graders. Bedrock will work with DPSCD to provide spaces and partner on programming that supports their curriculum and goals for students and teacher development.</p>	<p>CRIO</p>	<p>No update.</p>	<p>Not Started</p>
<p>Hudson's developer is subject to comply with Executive Order 2016-1.</p>	<p>CRIO</p>	<p>For EO 2016-1 Hudson's has 44.20% of the hours worked on the project given to Detroit residents; 17,199 Detroit Resident Hours and \$10,329.08 in workforce contributions.</p>	<p>On Track</p>
<p>Hudson's developer is subject to comply with Executive Order 2014-5.</p>	<p>CRIO</p>	<p>For EO 2014-5 As of the end of Q1 2019, 64% of contract values have been awarded to Detroit-based or headquartered businesses. 6 of the 10 total firms we have worked with are Detroit-based or headquartered.</p>	<p>Awaiting Reply</p>
<p>Bedrock is committed to working with its contractors to ensure as many Detroiters as possible are working on the Hudson's development. Bedrock is supporting the (cont'd) DPS Randolph School Career</p>	<p>SID</p>	<p>Our total investment of in-kind contributions have totaled 250k to date specifically to DPS Randolph School.</p>	<p>On Track</p>



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Technical programs that aim to provide both high school students and adults with the skills necessary to take advantage of the jobs available now, and to build sustainable careers in the skilled trades.			
Bedrock has requested an economic impacts study for all four of Bedrock transformational development projects, including Hudson's.	Bedrock	Study was completed in 2017.	Complete
Bedrock will invest \$2.1B into the four projects; 24,000 total jobs will be created by these projects, including: 15,000 construction jobs and 9,000 long-term jobs, many in retail and hospitality sectors.; \$3B in total economic impact (direct and indirect)	CRIO	The tracking of this information is still ongoing. The projects are still in the development stage. Once more data becomes available, we will send an update.	On Track
Developer will commit any city income tax that the developer or its affiliates receives pursuant the Transformational Brownfield Plan for the Project site due to the Renaissance Zone on such sit to the City of Detroit to support neighborhood development initiatives.	DEGC	Bedrock will opt-out of the Renaissance Zone so that the City Income Tax is paid and captured under the brownfield plan; and Bedrock will then donate those tax proceeds to the City of Detroit.	On Track
Rock Ventures, Bedrock, and their other Family of Companies will collaborate with the Detroit Police Department, Wayne County Sheriff, Michigan State Police and other law enforcement agencies to share useful information and video feeds in the mission of preventing and reducing crime in the downtown CBD and any other area of the city where they are engaged.	DPD	No update.	Awaiting Reply