



**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 Wigle: Midtown West**

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.

**Wigle** has 50% of their commitments in the "On Track" or "Completed" status. Further, it is important to note that this project has yet to begin construction. Once construction has begun, we expect the percentage to increase.

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	10
Completed	Commitment fulfilled	1
Off Track	Not complying with commitment	0
Not Started	No steps taken	11
Awaiting Reply	Department awaiting information	0
<b>Total Commitments</b>		<b>22</b>

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:** Wigle: Midtown West

**CBP Certification Date:** November 20, 2018

**Developer Name/Address:** PDH Development Group LLC, 535 Griswold St, Suite 111-18, Detroit, MI 48226

**Commitment Monitoring**

<b>Commitment</b>	<b>Agency Partner</b>	<b>Developer's Response</b>	<b>Status Update</b>
Developer will provide and maintain open space in the Project that is privately-owned, but publicly accessible, to enhance pedestrian activity and to add to the attractiveness of the development and neighborhood. The pedestrian connections will be landscaped and will connect to public streets and the City's public park.	GSD	The city park will now be located along 4 <sup>th</sup> Street, between Tuscola and Brainard Streets. The current design will enhance pedestrian activity by concentrating pedestrian activity along the street frontages. The original plan was abandoned in order for the affordable component of the overall project to be completed earlier.	On Track
Developer will contribute \$50,000 to the Cass Corridor Neighborhood Development Corporation on or before the closing of construction financing for Phase 1 of the Project. Such contribution will be used solely for the community space building improvements at 3535 Cass Avenue, Detroit, MI.	BSEED	The Developer has not yet closed construction financing for Phase 1 of the Project. The Developer will make payment to CCNDC on or before the closing of construction financing for Phase 1.	On Track
Developer will provide in the Project deeper affordability for rental units at the Project such that: <ul style="list-style-type: none"> <li>• 2.5% of rental units are available at 80% or less of the Area Median Income determined as of lease execution;</li> <li>• 5% of rental units are available at 60% or less of the Area Median Income determined as of lease execution;</li> <li>• 2.5% of rental units are available at 40% or less of the Area Median Income determines as of lease execution.</li> </ul> For the purposes of this Agreement, "Area Median Income" means the median family income for the Wayne County AMI as published by MSHDA.	HRD	The Developer will adhere to the local marketing plan for affordable units.	Not Started



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<b>Commitment</b>	<b>Agency Partner</b>	<b>Developer's Response</b>	<b>Status Update</b>
Developer will adhere to the local marketing plan for affordable units.	HRD	The Developer will follow the outline set forth in the Community Benefits Agreement.	Not Started
Developer will use renowned professionals to design the Project.	PDD	The Developer has retained internationally acclaimed architect Daniel Libeskind to design Parcel 1, Phase 1 of the development.	Completed
Developer agrees that the project will follow a pedestrian focused urban design.	PDD	The designs for both Parcel 1 and Parcel 2 appropriately respect and reinforce the street grid. The site plans have been presented to and approved by PD&D.	On Track
Developer agrees that the Project will have a unit mix of studio, 1 BR, 2 BR and 3BR apartments that comply with federal accessibility requirements and will be proportionally distributed amongst the affordable and market rate units in the Project. The affordable units will be mixed through the rental building in the Project. In its discretion, the Developer may also construct condominium units and or townhomes.	BSEED	Parcel 1 will contain a mix of studios, 1, 2, and 3 bedroom rental apartments. The affordable units will be mixed throughout the building. Parcel 2 will be a 25 unit condo containing a mix of 1 and 2 br units. There are no affordable units in Parcel 2.	On Track
Developer will provide non-monetary support of art within the City's public part that is to be created by the adjacent to the Project.	GSD	The Developer will begin to research strategies in the arts and not for profit communities to strategically support local art within both its development and the park.	Not Started
Developer will work with the Detroit Community Technology Project to participate in the pre-existing mesh network.	SID	We have not yet reached out to DCTP to discuss participation in or extension of the mesh network. We will do so over the next several months.	Not Started



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<p>Developer will assess retail options for the project through community outreach performed by local retail broker and Midtown Detroit, Inc. to drive retail interest to the project and Selden Street retail.</p>	<p>DEGC</p>	<p>The Developer has had exploratory discussions relating to retail space with Midtown Detroit Inc., and one of the prominent restaurateurs in the immediate area. At this time, it is premature in the development process to begin community outreach.</p>	<p>Not Started</p>
<p>Developer agrees that retail rental rates in the Project will reflect market rates at the time of lease up. Developer will rely upon the retail tenants to set their price points for their goods and services, but will also consider what the neighborhood needs and attempt to lease the retail space to a tenant who is set up to be successful over the long term providing value services to not only the resident of Midtown West but the broader community as well.</p>	<p>DEGC</p>	<p>The retail spaces within Parcel 1 and Parcel 2 are size appropriate for the development of neighborhood retail. At this time, it is too early in the process to begin discussion with neighborhood retailers.</p>	<p>Not Started</p>
<p>Developer will work with Motor City Match to identify local entrepreneurs for retail space.</p>	<p>DEGC</p>	<p>The Developer will submit to Motor City Match as a Building Owner and outreach to Business Owners that have submitted applications to Motor City Match to enhance its retail marketing opportunities.</p>	<p>On Track</p>
<p>Developer will, to the extent possible, hire a minimum of 51% local contractors that will perform construction of the Project.</p>	<p>CRIO</p>	<p>Recruitment and hiring of local contractors will be the responsibility of the general contractor or construction manager that is selected for each project. Some of our initiatives to do so include holding neighborhood outreach meetings to introduce the project to locals and holding small business seminars to help educate them.</p>	<p>Not Started</p>
<p>Developer agrees that design of the Project will be sensitive to storm water mitigation. Developer will study sustainable methods for the Project, such as storm water retention.</p>	<p>HRD</p>	<p>Stormwater design for the Project will be designed to comply with the City of Detroit</p>	<p>Not Started</p>



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<p>Developer commits to including certain Enterprise Green Communities Standards into the Project, including energy star appliances, water conserving plumbing fixtures and energy efficient lighting.</p>	HRD	<p>The Developer has informed the design team of its intent to follow Green Communities Guidelines where and as appropriate. A copy of the Green Communities checklist will be provided with the next CRIO update.</p>	Not Started
<p>Developer will offer recycling services for all buildings within the Project. Developer will study local providers for composting services to determine if composting is a feasible service to offer.</p>	HRD	<p>Parcel 1 and Parcel 2 will be equipped with trash rooms on each floor, in each trash room will be a chute for general trash. Each trash room will contain bins for recyclable materials.</p>	Not Started
<p>Developer will include street trees along the Lodge access road to serve as a buffer. Although developer has yet to determine the HVAC systems for the Project, Developer will incorporate industry standard HVAC systems into all buildings within the Project. One of the criteria that must be utilized in the Developer's selection of the HVAC systems for building along the Lodge access road will be to minimize penetrations of the Building's exterior walls.</p>	BSEED	<p>Street trees are incorporated into the site plan design for Parcels 1 and 2. The Lodge access road is under control of City of Detroit Traffic Engineering Department jurisdiction and the street tree incorporation will be subject to their review and approval.</p>	On Track
<p>Developer will utilize windows that have an OITC rating of 28 for windows within the Project that front along the Lodge access road with the exception that such windows will provide sufficient noise buffer within the respective units.</p>	BSEED	<p>All windows used in the development will have an OITC rating of 28 or greater.</p>	Not Started
<p>The City of Detroit will lead a public engagement process for the design of Wigle Park. 1) A landscape architect will be hired to help design the park through a community engagement process 2) Community engagement will extend beyond the range of the NAC to include a much broader radius- all residents are welcome</p>	GSD	<ol style="list-style-type: none"> <li>1. This was discussed early on, but it was determined GSD would do the design, as well as engagement, which is On Track.</li> <li>2. The outreach will be for the broader neighborhood around Wigle, through the District Manager's office, block clubs, Nextdoor and other social media.</li> </ol>	On Track



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Commitment	Agency Partner	Developer's Response	Status Update
<p>(cont'd) 3) Public engagement will begin within 90 days of the Midtown West land sale closing</p> <p>Meeting #1- Landscape architects will host a listening session and ideas charrette Meeting #2- Presentation of park design based upon feedback from first meeting and more listening and feedback Meeting #3 Present revised concept for further community discussion and feedback - vote</p>		<p>3. The first community meeting was held in March. We're working on design to have concepts ready for a meeting in mid-August. The third and final meeting will be in the fall (to be scheduled).</p>	
<p>Land identification for Additional Midtown Parks</p> <p>1) GSD/Recreation will secure no less than 1.5 acres of land to provide park space in west Midtown 2) The 1.5 acres of park will be provided within a 12 minute walk of Wigle</p>	GSD	<ul style="list-style-type: none"> <li>The City has an agreement for a new playground to be built on DWSD land at 4<sup>th</sup>-Calumet (0.17 acres, 0.2 miles away)</li> <li>John R-Watson park expansion (0.57 acres, 0.6 miles away)</li> <li>4<sup>th</sup>-Charlotte park expansion (0.76 acres, 0.3 miles away)</li> </ul>	On Track
<p>Timeline for engagement for park design of additional 1.5 acres</p> <p>1) GSD will engage residents through a public design process to develop park amenities and programming within 90 days of the closing of the land sale for the Midtown West project</p> <p>Note: the community led design process and the construction of the 1.5 acres of parkland is contingent on the land sale for this project, since the park improvements will be funded by Wigle land sale proceeds, as well as coordination with the developer related to construction timelines, street grids, etc.</p>	GSD	<p>1) As part of the March meeting we discussed the other parks. The Council resolution authorizes HRD to spend \$750,000 in sales proceeds on the construction of the "New Park," which is defined as the 1-acre site at 910 Brainard. So the off-site parks can't be funded from that same \$750,000 pot. GSD will be pursuing CDBG funding to complete the remaining off-site park amenities.</p>	On Track
<p>Timeline for construction of additional 1.5 acres</p> <p>1) GSD will begin construction on additional parkland within 12-months of the land sale closing.</p>	GSD	<p>The timeline for the additional acres:</p> <ul style="list-style-type: none"> <li>4<sup>th</sup>-Calumet will have a meeting this summer (August) and at least one other meeting this fall to review the design, for an early spring 2020 ground breaking.</li> <li>John R Watson park expansion - land assembly in process. Design is underway with Brush Park CDC.</li> </ul>	On Track



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		<p>(cont'd) Construction will begin shortly after land assemblage is complete.</p> <ul style="list-style-type: none"><li>• 4<sup>th</sup>-Charlotte park expansion – land assembly in process, design and construction will begin shortly after land assemblage is complete.</li></ul>	