

**WIGLE / MIDTOWN WEST  
ANNUAL COMMUNITY  
BENEFITS UPDATE MEETING  
NOVEMBER 18, 2019**



# MEETING AGENDA

1. WELCOME & INTRODUCTION
2. CBO MONITORING AND ENFORCEMENT
3. BROWNFIELD INCENTIVES
4. MIDTOWN WEST PROJECT UPDATES
5. COMMUNITY BENEFITS PROVISIONS IMPLEMENTATION UPDATES
6. NAC QUESTIONS AND DISCUSSION
7. GENERAL Q & A
8. WIGLE PARK DESIGN EXERCISE



# THANK YOU NEIGHBORHOOD ADVISORY COUNCIL!

- **Derrick Dykas** - Elected by Impact Area Residents
- **Jenny Lee** - Elected by Impact Area Residents
- **Leslie Malcolmson** - Appointed by Council President Brenda Jones
- **David Dobbie** - Appointed by At-Large Council Member Janeé Ayers
- **Shayla Griffin** - Appointed by Council Member Raquel Castañeda-López
- **Francine Dorn** - Appointed by Planning & Development
- **Jesalyn Blount** - Appointed by Planning & Development
- **Lee Payne** - Appointed by Planning & Development
- **Samuel Merritt** - Appointed by Planning & Development

# CBO ENGAGEMENT PROCESS

## WHAT WE HEARD FROM THE COMMUNITY

**7 CBO  
MEETINGS**

**+163  
ATTENDEES**

**OVER  
11 MONTHS**

Support local, and ethical businesses and provide affordable retail space	Integrate project within neighborhood through inclusive, sustainable, and accessible design	Support digital inclusion in neighborhood
Increase neighborhood greenspace / parks	Work with Detroit artists for public art reflecting history and culture of Cass Corridor	Provide deeper levels of affordability in housing and market to community members

# ONCE CBO MEETINGS ARE COMPLETED



# COMMUNITY BENEFITS PROVISION CONTENT

<p><b>Enforcement Mechanisms for the Community Benefits Provision</b></p> <p><i>Ex. Claw-back of City-provided-benefits, revocation of land transfers or land sales, penalties and fees</i></p>	<p><b>List of Benefits That Developer has Agreed to Provide</b></p>
<p><b>Requirement for Developer to Submit Compliance Reports</b></p>	<p><b>Community Engagement Requirements</b></p>

## **ONCE CBO MEETINGS ARE COMPLETED**



- **The Planning and Development Department will facilitate at least one public meeting annually between the Developer and the NAC for the time period identified in the project's Community Benefits Provision – 2 years**
- **The Community Benefits Provision Agreement Remains in effect throughout the duration of the project**
- **City of Detroit's Civil Rights, Inclusion and Opportunity Department (CRIO) leads enforcement and monitoring**

# ONCE CBO MEETINGS ARE COMPLETED

All documents and reports are posted on City of Detroit Website:

[Detroitmi.gov/CBO](http://Detroitmi.gov/CBO)



[BUSES](#) [DEPARTMENTS](#) [GOVERNMENT](#) [JOBS](#) [PAY](#) [WATER](#)

[ENGLISH](#)

[ESPAÑOL](#)

[BENGALI](#)

[العربية](#)

**SEARCH**



Where am I: [Home](#) > [Planning and Development Department](#) > [Citywide Initiatives](#) > [Community Benefits Ordinance](#) > [Past CBO Engagement](#)

## WIGLE: MIDTOWN WEST

### CONTACTS



Aaron Goodman  
Manager - Community Benefits  
(313) 224-3577  
[goodmana@detroitmi.gov](mailto:goodmana@detroitmi.gov)



Planning and Development Department  
Coleman A. Young Municipal Center 2  
Woodward Avenue - Suite 808  
Detroit, MI 48226  
(313) 224-1339  
Fax: (313) 224-1310  
• Monday - Friday 9:00 am – 5:00 pm



### DEPARTMENT MENU

[Related Links](#)

[Documents](#)



# **COMMUNITY BENEFIT MONITORING BY CRIO**

## **FOR TIER 1 PROJECTS**

*An investment of Seventy-five Million Dollars (\$75,000,000) or more, and garnishes public support in the form of land transfers that have a cumulative market value of One Million Dollars (1,000,000) or more without open bidding and priced below market rates and/or tax breaks that abate more than One Million Dollars (1,000,000)*

**SECTION 14-12-3(F)(2) REQUIRES A BIANNUAL COMPLIANCE REPORT  
TO CITY COUNCIL AND THE NEIGHBORHOOD ADVISORY COUNCIL**

**CRIO Produces the biannual Community Benefits Provision Report**

## Community Benefits Provision are the terms negotiated by the Neighborhood Advisory Council

- **On Track** the developer is taking the necessary steps to complete the commitment
- **Off Track** the developers has shown no follow through and/or has not met deadlines
- **Completed** the commitment has been satisfied!!
- **Not Started** the developer has taken no action
- **Awaiting Reply** the developer has not yet responded to a request for information

## Reports are produced every January and July for projects 6 months and older

Reports can be found at: [Bit.ly/cbocm](https://bit.ly/cbocm)

The screenshot shows the City of Detroit website dashboard for Community Benefits Ordinance Compliance Monitoring. The header includes navigation links for BUSES, DEPARTMENTS, GOVERNMENT, JOBS, PAY, WATER, ENGLISH, ESPAÑOL, BENGALI, and العربية. A search bar and a menu icon are also present. The main content area features the title "COMMUNITY BENEFITS ORDINANCE COMPLIANCE MONITORING" and a "DASHBOARD" link. Below the title, there is a section for "CONTACTS" with a phone icon and contact information for Civil Rights, Inclusion & Opportunity, including phone, fax, and email. A location pin icon is followed by the address: Civil Rights, Inclusion & Opportunity 2, Woodward Avenue, Suite 1240, Detroit, MI 48226, and operating hours: Monday - Friday, 8:30 am - 4:30 pm. A Facebook icon is followed by the text "CRIO Facebook Page". Below the contacts, there is a "DEPARTMENT MENU" section with a "Related Links" heading. The "Current Biannual CBO Reports" section lists several reports: CBO Corrected Report Summary, Executive Summary - CBO Biannual Report July 2019, Herman Kiefer Report, Detroit Pistons Training Facility, Book Building & Monroe Report, Wigle Report, Michigan Central Report, and Hudson's Report.

Where am I: [Home](#) > [Civil Rights, Inclusion & Opportunity, Department](#)

DASHBOARD

### COMMUNITY BENEFITS ORDINANCE COMPLIANCE MONITORING

Have concerns with CBO compliance in your neighborhood? Fill out our [public comment form](#) and we'll do our best to follow up with you using the contact information provided.

Current Biannual CBO Reports

- [CBO Corrected Report Summary](#)
- [Executive Summary - CBO Biannual Report July 2019](#)
- [Herman Kiefer Report](#)
- [Detroit Pistons Training Facility](#)
- [Book Building & Monroe Report](#)
- [Wigle Report](#)
- [Michigan Central Report](#)
- [Hudson's Report](#)

**CONTACTS**

Civil Rights, Inclusion & Opportunity  
(313) 224-4950  
fax: (313) 224-3434  
[crio@detroitmi.gov](mailto:crio@detroitmi.gov)

Civil Rights, Inclusion & Opportunity 2, Woodward Avenue, Suite 1240, Detroit, MI 48226  
• Monday - Friday, 8:30 am - 4:30 pm

[CRIO Facebook Page](#)

**DEPARTMENT MENU**

[Related Links](#)

## ENFORCEMENT

# SEND US YOUR COMMENT OR CONCERN

[Bit.ly/CBOComment](https://bit.ly/CBOComment)

- Reported violations are shared with the Enforcement Committee
- The Committee investigates all allegations
- The Committee's findings are presented in writing to the NAC

## CRIO DEPARTMENT CONTACT

**Avery Peeples**

Policy and Compliance Manager

[peeplesav@detroitmi.gov](mailto:peeplesav@detroitmi.gov)

(313) 224-9505 (313)224-4950

[detroitmi.gov/crio](https://detroitmi.gov/crio)

# Tax Incentives Overview



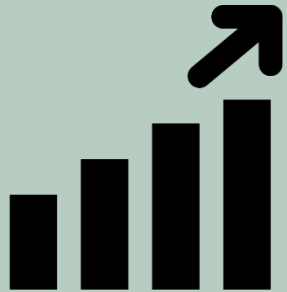
---

# Property Tax Abatements

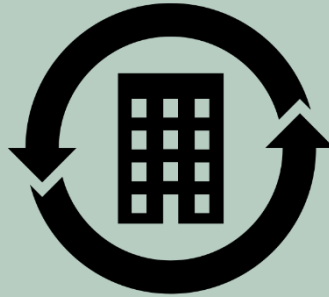
## General Eligibility Criteria



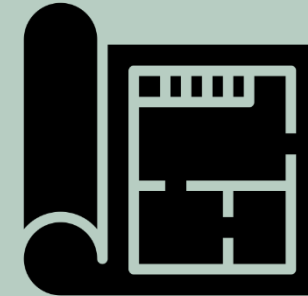
State Law allows developers the future increase in taxes for a certain period of time



**Business  
Expansion**



**Rehabilitation of  
Blighted or  
Obsolete Building**



**New construction of  
commercial property  
on vacant land**

# Midtown West Tax Incentives



---

# Brownfield Act



In 1996,  
Act 381 of the State of  
Michigan allowed a  
**“Qualified Local  
Governmental Unit”** to  
establish a Brownfield  
Redevelopment Authority  
(BRA)



Detroit is a  
Qualified Local  
Governmental Unit



In 1998  
The Detroit Brownfield  
Redevelopment  
Authority (DBRA) was  
established



---

# Qualifying for Brownfield



## Facility

A property formally recognized as contaminated per the Natural Resources & Environmental Protection Act (NREPA), Michigan PA 451 of 1994



## Historic Resource

A property located in a City, State and/or Federal Historic District



## Functionally Obsolete / Blighted

Must also be accompanied by written confirmation from City Assessor

Public nuisance, utilities removed/destroyed, tax reverted, buried subsurface demolition material

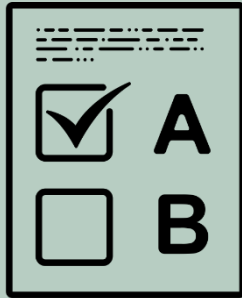


## Adjacency

Parcels directly adjacent to an eligible property

---

# Eligible Environmental Brownfield Costs



**Environmental  
Testing & Reporting**

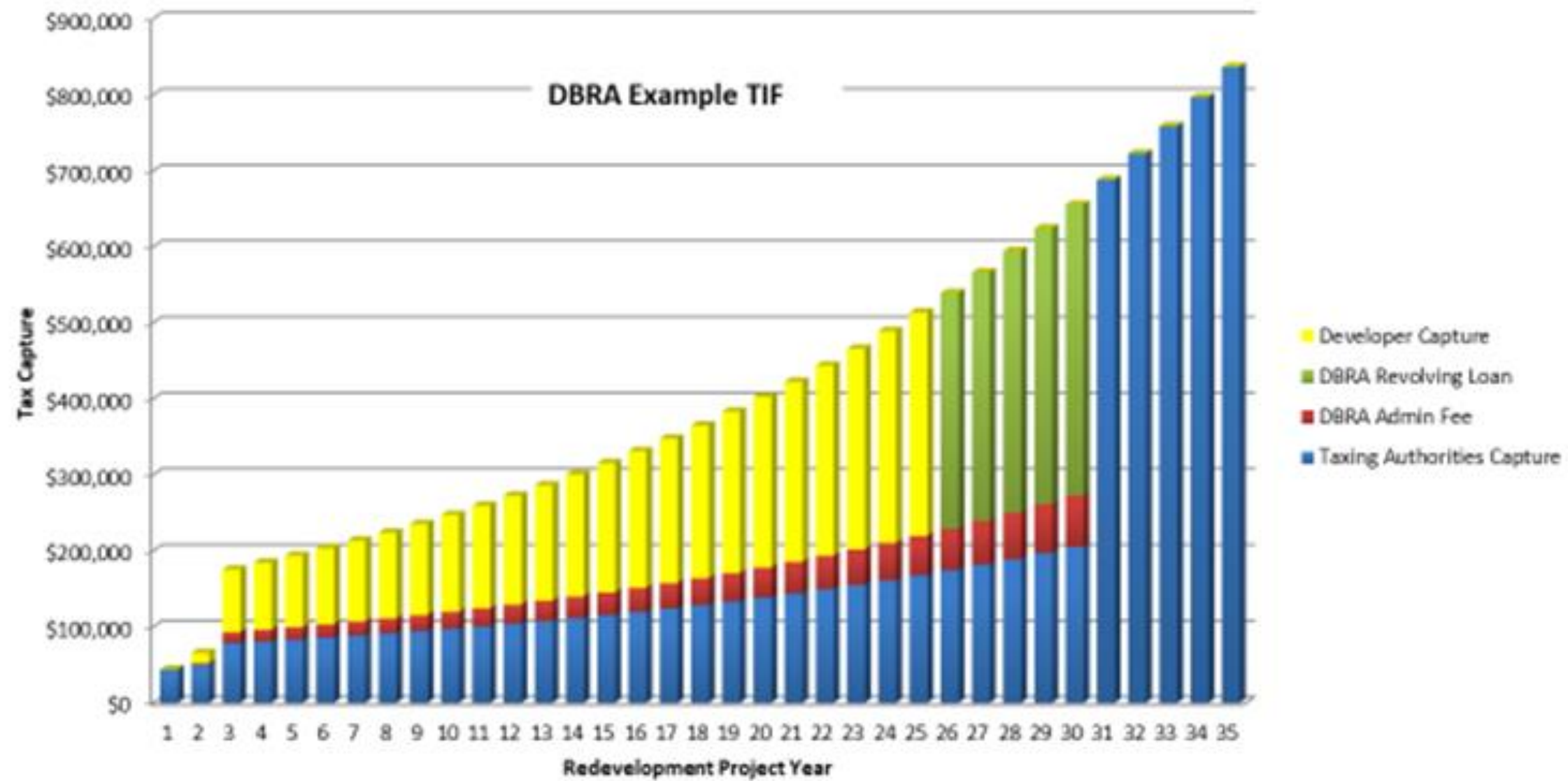


**Environmental  
Insurance**



**Removal &  
Remediation of  
Contamination**

# Example TIF Chart



# Midtown West Summary of Brownfield

## Estimated Cost of Eligible Activities Table

<b><u>Department Specific Activities (EGLE)</u></b>	
Phase I, Phase II and BEA	\$ 65,000
Environmental Reporting and Compliance	\$ 50,000
Tipping Fees	\$ 246,296
Environmental Response Activities and Oversight	\$ 50,000
Soil Vapor Mitigation System (pending)	\$ 750,000
No Further Action Report	\$ 25,000
Brownfield Plan and Work Plan Preparation (50%)	\$ 15,000
Brownfield Plan Implementation (50%)	\$ 15,000
Subtotal	\$ 1,218,296
Contingency - 15% (excluding plan preparation)	\$ 177,944
<b>Total Department Specific Activities</b>	<b>\$ 1,394,241</b>
<b><u>MSF Activities</u></b>	
Site Preparation - Fence, Demolition / Clearing of Debris	\$ 121,326
Infrastructure improvements (less tipping fees included above)	\$ 821,204
Infrastructure Improvements: Parking	\$ 988,431
Stormwater Management (less greenfield costs)	\$ 50,000
Brownfield Plan and Work Plan Preparation (50%)	\$ 15,000
Brownfield Plan Implementation (50%)	\$ 15,000
Subtotal	\$ 2,010,961
Contingency - 15% (excluding plan preparation)	\$ 297,144
<b>Total MSF Activities</b>	<b>\$ 2,308,105</b>
<b>Brownfield Eligible Activities</b>	<b>\$ 3,702,346</b>

---

# Contact

## Nevan Shokar

Manager of Development Services

[nshokar@degc.org](mailto:nshokar@degc.org)

313.294.5826



# MIDTOWN WEST

DEVELOPMENT  
AND DESIGN  
UPDATES



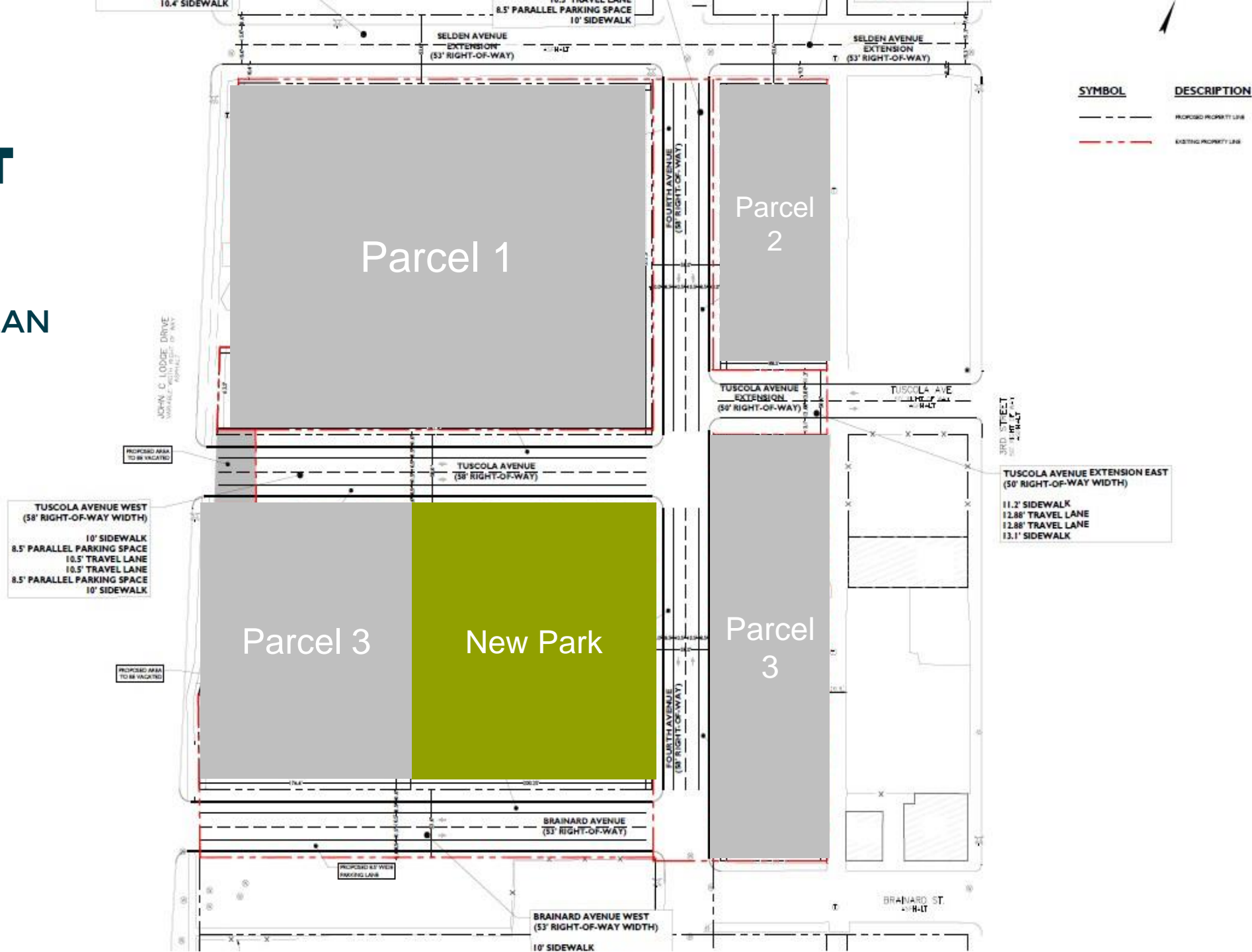
# DEVELOPMENT AND DESIGN UPDATES

UPDATED SITE PLAN



# DEVELOPMENT AND DESIGN UPDATES

INITIAL BLOCK & SITE PLAN  
AS PRESENTED TO NAC  
DECEMBER 2017

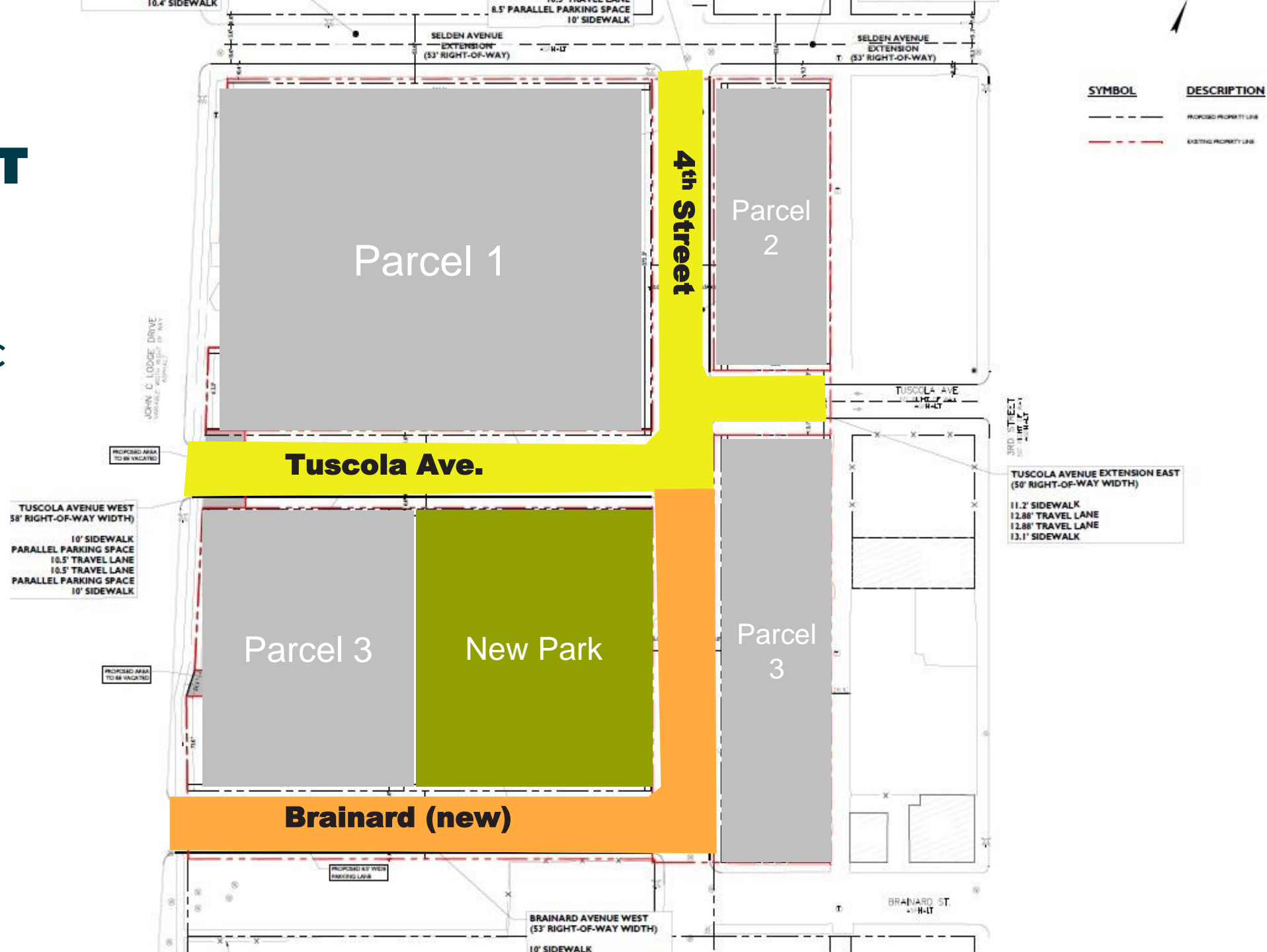




# DEVELOPMENT AND DESIGN UPDATES



INITIAL PHASING PLAN  
AS PRESENTED TO NAC  
DECEMBER 2017

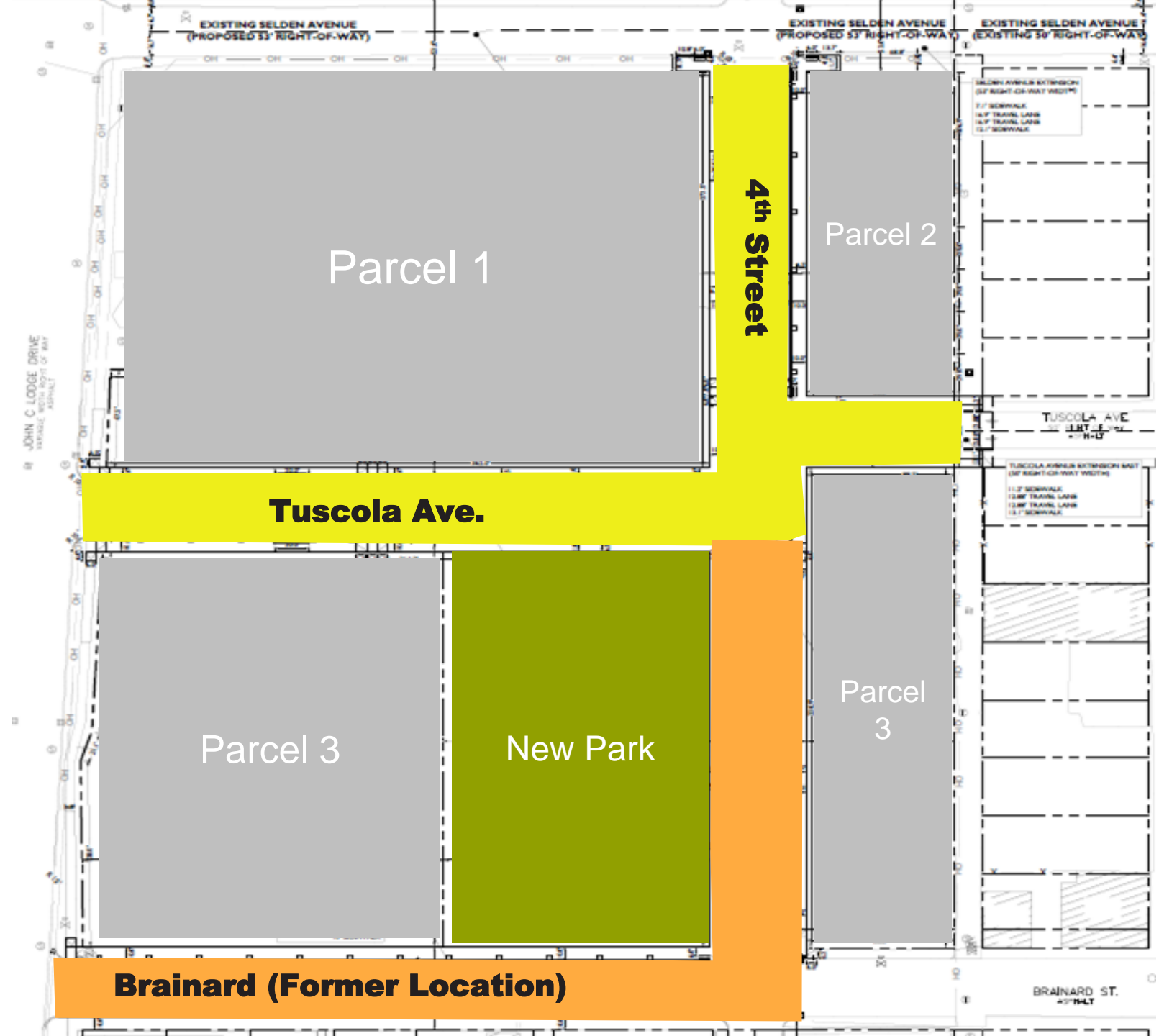
- Phase I Roads**
- Phase II Roads**



# DEVELOPMENT AND DESIGN UPDATES

## REVISED BLOCK & PHASING PLAN

-  Phase I Roads
-  Phase II Roads



# DEVELOPMENT AND DESIGN UPDATES

UPDATED SITE PLAN-  
FOURTH & SELDEN  
(PARCEL 2)

Retail facing street

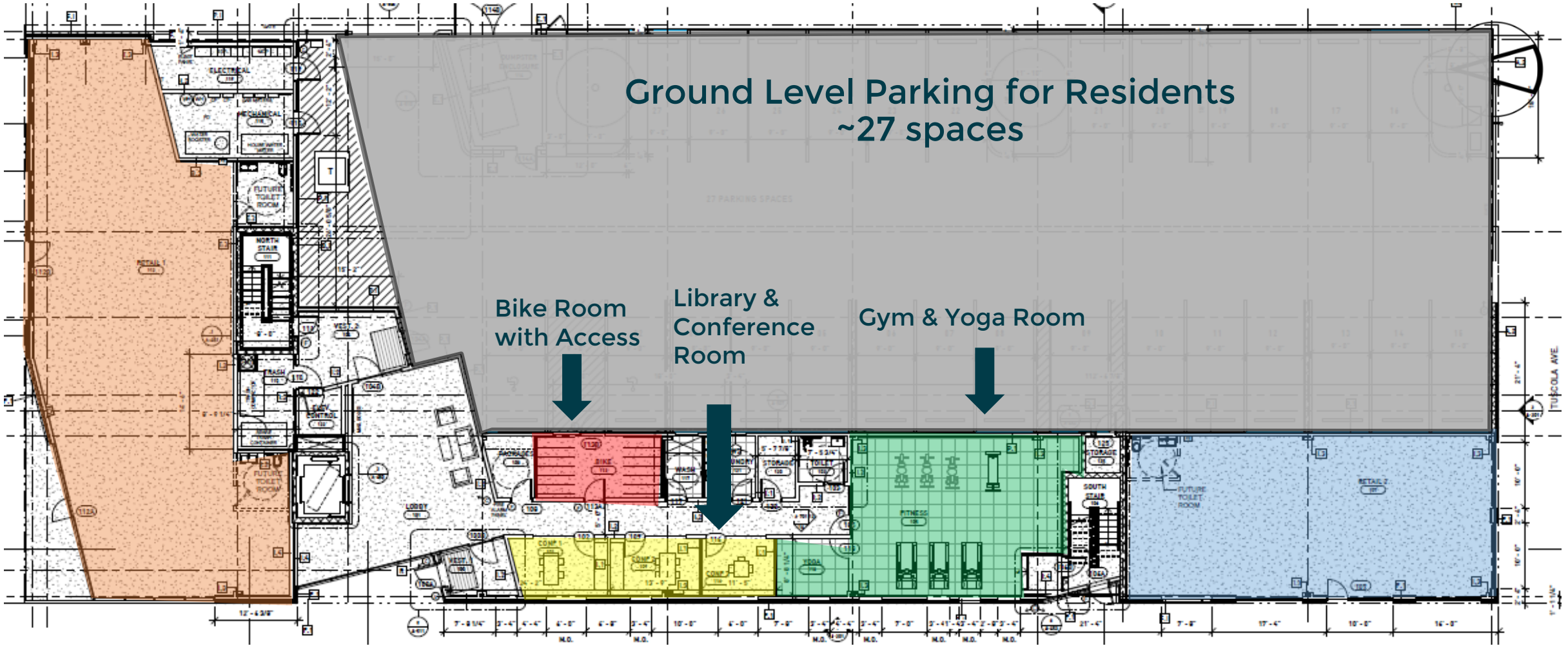
Residential units begin  
on 2<sup>nd</sup> level and above

Parking screened from  
street



# DEVELOPMENT AND DESIGN UPDATES

## PARCEL 2 GROUND FLOOR PLAN - Residential Amenities



Ground Level Parking for Residents  
~27 spaces

Bike Room  
with Access

Library &  
Conference  
Room

Gym & Yoga Room

Bike Room with Access

Library, Conference Room

Gym & Yoga Room

# PROJECT TIMELINE

## PARCEL 2

**GROUNDBREAKING:**  
November 15<sup>th</sup>, 2019

**CONSTRUCTION:** ~18  
months

**MARKETING OF 26  
UNITS:** ~Fall 2020

**PROJECT COMPLETE**  
~Spring 2021

## Officials break ground on new \$100M Midtown mixed use development

[Sarah Rahal](#), The Detroit News Published 2:21 p.m. ET Nov. 15, 2019



*Detroit* — City officials broke ground Friday on a \$100 million residential and retail complex in Midtown, dubbed the Midtown West neighborhood.

The Procida Development Group plans to build more than 300 living units in total near Fourth and Selden near the Lodge Freeway, along with a 1-acre park, 10,000 square feet of retail space and a former school next door rehabbed into coworking space.

Detroit Mayor Mike Duggan, Procida CEO Mario Procida, Midtown Detroit Inc. Executive Director Sue Mosey and Donald Rencher, director of the city's housing and revitalization development, celebrated at the groundbreaking with local officials such as Dave Dobbie of Cass Corridor Neighborhood Development Corp. They said the project represents one of the largest public-private partnerships in the city.



# DEVELOPMENT AND DESIGN UPDATES

## UPDATED SITE PLAN- PARCEL 1

Retail facing street

Residential units begin  
on 2<sup>nd</sup> level and above

Ground level parking  
screened from street



# DEVELOPMENT AND DESIGN UPDATES

## PARCEL 1 GROUND FLOOR PLAN

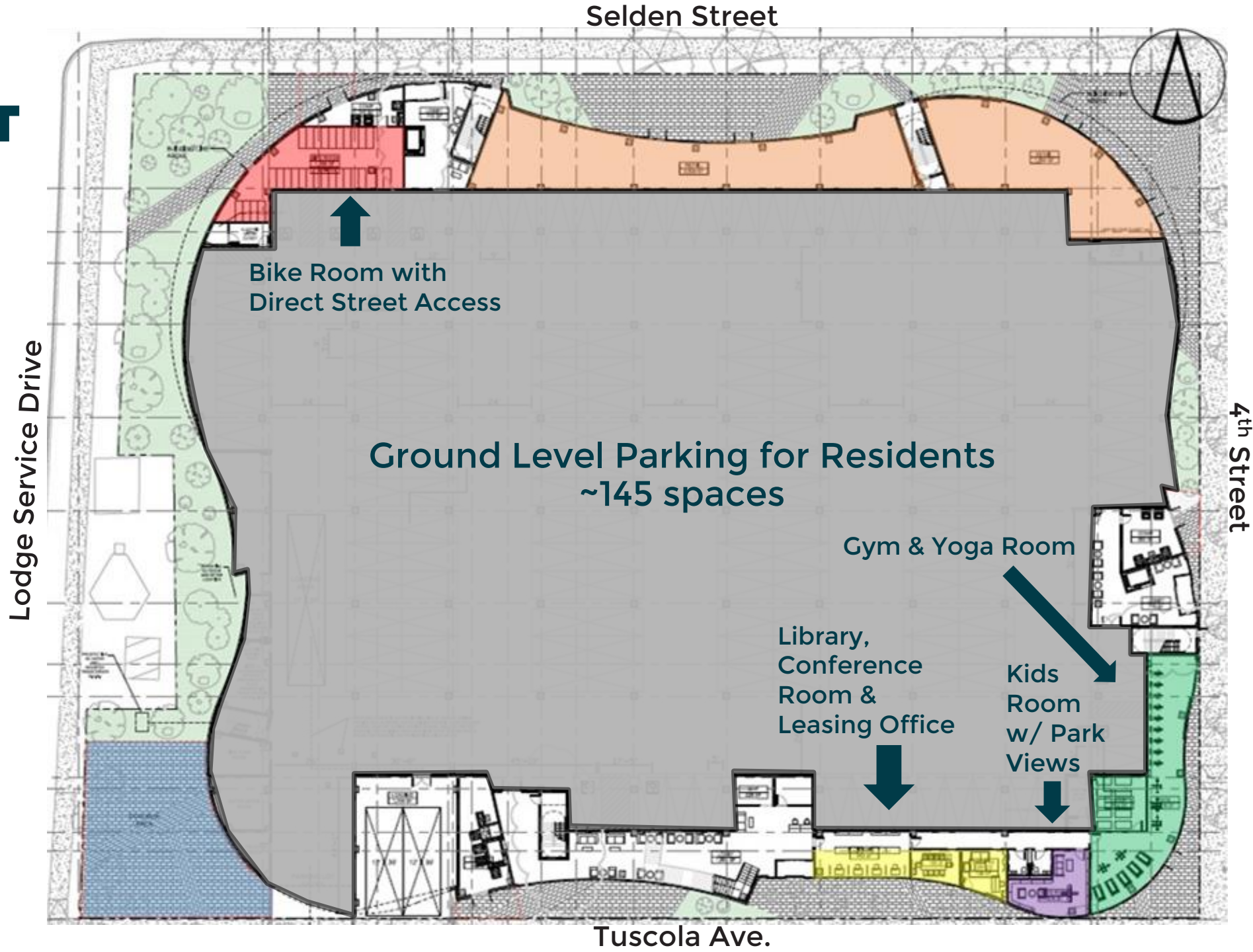
### Residential Amenities

 Library, Conference Room & Leasing Office

 Bike Room with Direct Street Access

 Kids Room w/ Park Views

 Gym & Yoga Room



Bike Room with Direct Street Access

Ground Level Parking for Residents  
~145 spaces

Gym & Yoga Room

Library, Conference Room & Leasing Office

Kids Room w/ Park Views

Tuscola Ave.

4th Street

# PROJECT TIMELINE

PARCEL 1 (Anticipated)

CLOSE ON FINANCING  
& GROUNDBREAKING:  
Spring 2020

CONSTRUCTION: ~24  
months

AFFORDABLE UNITS  
MARKETING: ~Fall 2021

PROJECT COMPLETE  
~Spring 2022





# PROJECT TIMELINE

PARCELS 3 & 4



**Parcel 3**  
~60 Units,  
Programing  
TBD

Rental  
Apartment  
Units  
**Parcel 1**  
177

NEW PARK

**Parcel 4**  
~40 Units,  
Programing TBD

**Parcel 2**  
25 Condo  
Units

# **COMMUNITY BENEFITS PROVISION UPDATES**

# **COMMUNITY BENEFITS UPDATES**

## **PROVISION 1: GREENSPACE & PUBLIC AMENITIES**

### **DEVELOPER WILL**

- Provide and maintain open space in the Project that is privately-owned, but publicly accessible
- Enhance pedestrian activity and add to the attractiveness of the development and the neighborhood
- Landscaped pedestrian walkways - connected to public streets and City's public park

# COMMUNITY BENEFITS UPDATES

## PROVISION 1: GREENSPACE & PUBLIC AMENITIES

- PDH has designed the site to strengthen the streetscape and promote pedestrian activity along the new City streets
- Design will activate the new street frontages with a mix of retail and residential amenities and will enhance pedestrian activity along 4th, bringing people to the new park at the corner of 4th and Tuscola

- 4,500 SF of Retail Space on the Selden Corridor
- Landscaping Along Street



Tuscola Ave.  
**Parcel 1 Ground Floor Plan**

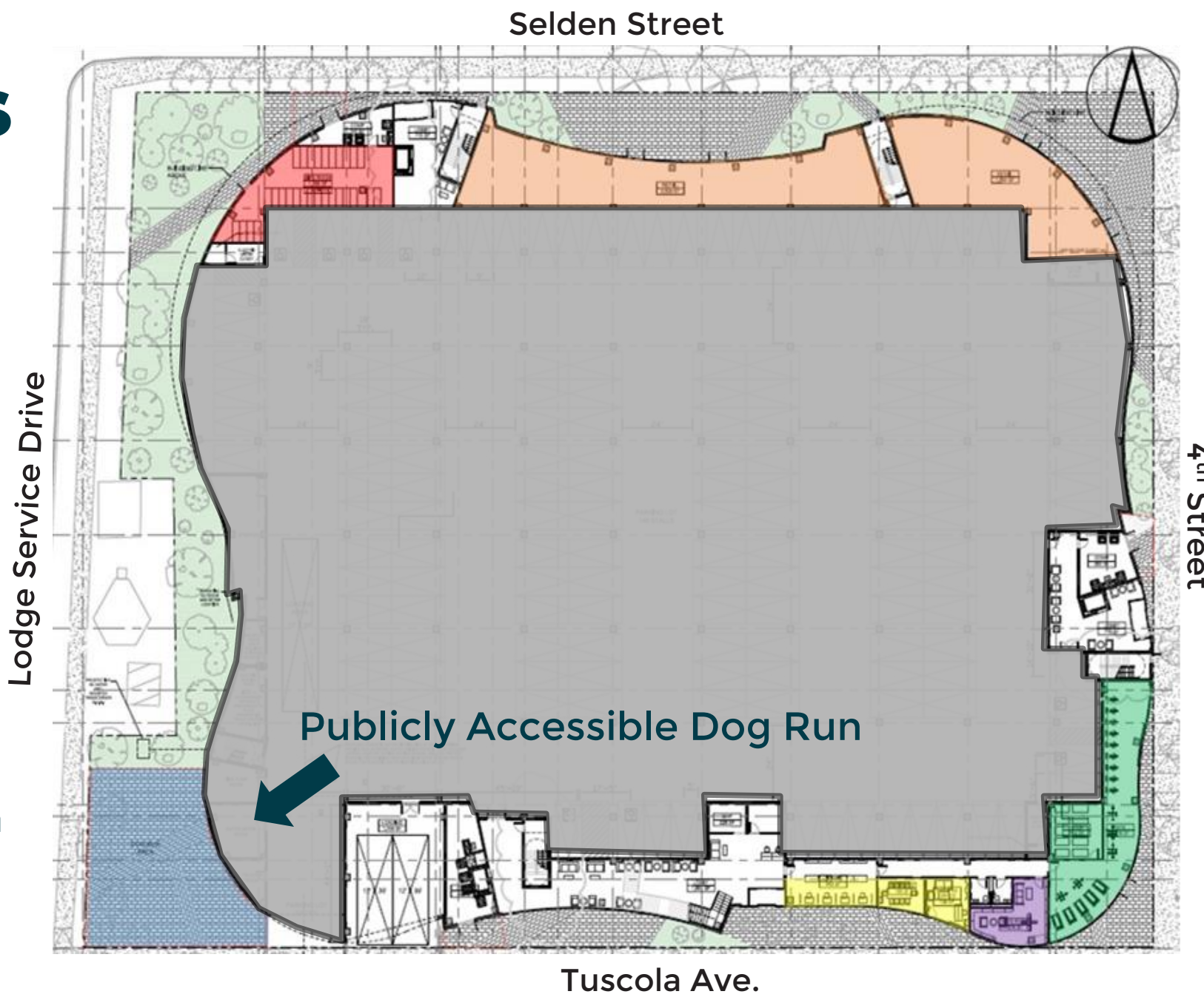
# COMMUNITY BENEFITS UPDATES

## PROVISION 1: GREENSPACE & PUBLIC AMENITIES

- PDH has implemented a design to install a publicly accessible dog run at the corner of the Lodge Service Drive and Tuscola to serve as a neighborhood amenity
- The space will maintain hours from dawn to dusk

 Publicly Accessible Dog Run

 Landscaping Along Street

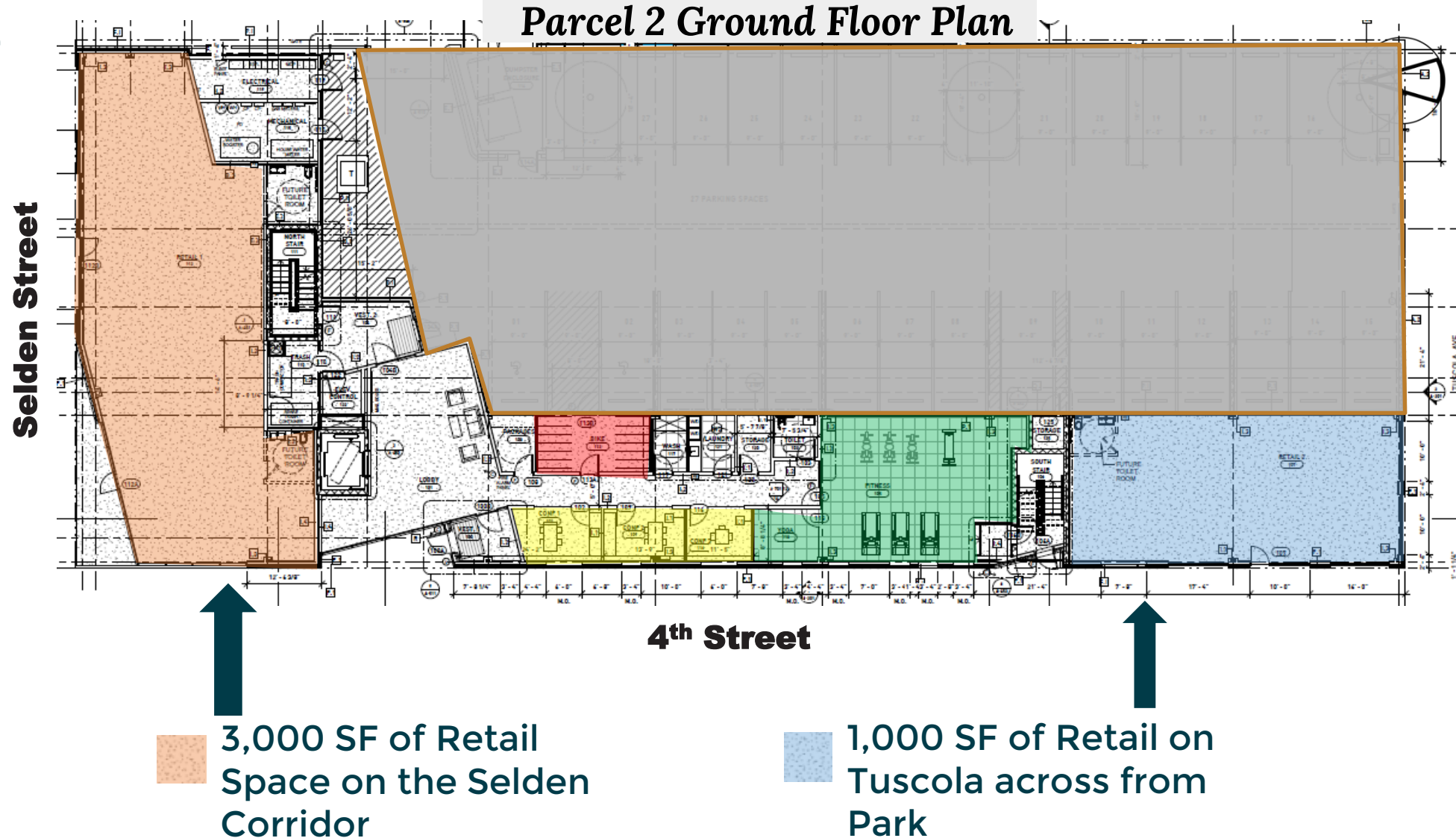


Tuscola Ave.  
**Parcel 1 Ground Floor Plan**

# COMMUNITY BENEFITS UPDATES

## PROVISION 1: GREENSPACE & PUBLIC AMENITIES

- PDH has designed the site to strengthen the streetscape and promote pedestrian activity along the new City streets
- Design will activate the new street frontages with a mix of retail and residential amenities and will enhance pedestrian activity along 4th, bringing people to the new park at the corner of 4th and Tuscola



# COMMUNITY BENEFITS UPDATES

## PROVISION 2: HOUSING AFFORDABILITY

**DEVELOPER will provide deeper affordability for rental units at the project such that:**

- 2.5% of rental units are available at 80% or less of the Area Median Income determined as of lease execution
- 5% of rental units are available at 60% or less of the Area Median Income determined as of lease execution
- 2.5% of rental units are available at 40% or less of the Area Median Income determined as of lease execution
- PDH will meet or exceed the affordability requirements for the rental buildings on site



*Parcel 1, View from Tuscola*

*For purposes of this Agreement, “Area Median Income” (AMI) means the median family income for Wayne County as published by MSHDA*

# COMMUNITY BENEFITS UPDATES

## PROVISION 2: HOUSING AFFORDABILITY

Unit Type	Total Proposed Units during CBO Process	Proposed	Affordable	40% AMI 2019 Rents*	60% AMI 2019 Rents*	80% AMI 2019 Rents*
0 (Studio)		4	0	\$535/month	\$802/month	\$1,070/month
1 Bedroom		118	10	\$573/month	\$859/month	\$1,146/month
2 Bedrooms		51	5	\$687/month	\$1,090/month	\$1,374/month
3 Bedrooms		4	3	\$794/month	\$1,191/month	\$1,588/month
<b>Total</b>	<b>163 / 16 affordable</b>	<b>177</b>	<b>18</b>			

\*RENTS REPRESENT CURRENT 2019 RENTS AS PREPARED BY MSHDA, ACTUAL RENTS SUBJECT TO MSHDA GUIDANCE AT TIME OF LEASE

For purposes of this Agreement, “Area Median Income” (AMI) means the median family income for Wayne County as published by MSHDA



# **COMMUNITY BENEFITS UPDATES**

## **PROVISION 2: MARKETING AFFORDABLE UNITS**

**DEVELOPER will adhere to the local marketing plan for affordable unit as previously presented to the NAC**

- PDH will Notify PDD of which units are being designated as affordable units
- PDH and Marketing Agent will establish a PO box, email address or call service box for questions / applications
- When PDH is ready to begin marketing the units, PDH will erect a marketing sign @ the Project Site. PHD will post advertisements in newspapers and other media outlets
- PDH will send a copy of the advertisement to any persons that have been placed on the project interested party list
- Applicant's compliance information will be reviewed by PDH / Marketing Agent. Applicant to be notified of status
- Lease to be signed prior to Applicant move in
- PDH to maintain final log w/ initial rent roll for all affordable units

**MARKETING OF AFFORDABLE UNITS WILL COMMENCE ~6 MONTHS PRIOR TO EACH PHASE COMPLETION**

# COMMUNITY BENEFITS UPDATES

## PROVISION 3: COMMUNITY IMPACT FUND

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 community space building improvements at 3535 Cass Avenue, Detroit, MI.

- PDH made contribution of \$50,000 to CCNDC at November 15<sup>th</sup> groundbreaking



# COMMUNITY BENEFITS UPDATES

## PROVISION 4: INCLUSIVE ACCESSIBLE DESIGN

DEVELOPER will use renowned professionals to design the Project

- PDH is working with world renowned architects: STUDIO LIBESKIND

DEVELOPER agrees that the Project will follow a pedestrian focused urban design

- PDH has strengthened the street by maintaining a consistent street wall with “eyes on the street” to ensure a pedestrian focused design



*Parcel 1, View from Selden*

# COMMUNITY BENEFITS UPDATES

## PROVISION 4: INCLUSIVE ACCESSIBLE DESIGN

DEVELOPER agrees that the project will have a unit mix of studio, 1 BR, 2 BR and 3 BR apartments that comply with federal accessibility requirements and will be proportionately distributed amongst the affordable and market rate units in the Project.

- Parcel 1 has a mix of studios - 3BR units which will be mixed by affordability (see Provision 2 for unit mix)

The affordable units will be mixed throughout the rental buildings in the Project. In its discretion, the DEVELOPER may also construct condominium units and/or townhomes.

- All rental buildings planned have a mix of market rate and affordable housing



*Parcel 1, View from Selden*

# **COMMUNITY BENEFITS UPDATES**

## **PROVISION 5: HISTORIC & CULTURAL PRESERVATION**

**DEVELOPER will provide non-monetary support of art within the City's public park that is to be created by the City adjacent to the Project.**

- **PDH's use of Studio Libeskind to design Parcel 1 is a commitment to public art and the advancement of public design / art in Detroit**
- **PDH is committed to providing non-monetary support of art within the city owned park**

# **COMMUNITY BENEFITS UPDATES**

## **PROVISION 6: DIGITAL INCLUSION**

**DEVELOPER will work with the Detroit Community Technology Project (DCTP) to participate in the pre-existing mesh network.**

- **PDH will work with DCTP to participate in the network as the buildings get closer to completion**

# COMMUNITY BENEFITS UPDATES

## PROVISION 7: RETAIL SELECTION

DEVELOPER will assess retail options for the Project through community outreach performed by a local retail broker and Midtown Detroit, Inc. to drive retail interest to the Project and Selden Street retail.

- RETAIL RECRUITMENT ANTICIPATED TO BEGIN FALL 2020
- PDH will work with a local broker and Midtown Detroit Inc. to help drive retail interest

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 valuable services to not only the residents of Midtown West but the broader community as well.

- PDH is committed to offering the retail space at market rates
- Prices for goods and services to be determined by tenant/s

DEVELOPER will work with Motor City Match to identify local entrepreneurs for retail space.

- PDH will work with Motor City Match to identify tenants

# COMMUNITY BENEFITS UPDATES

## PROVISION 8: LABOR AND HIRING

DEVELOPER will, to the extent possible, hire a minimum of 51% local contractors that will perform construction of the Project.

- PDH has retained the Monahan Companies as its CM for Fourth & Selden (Parcel 2)
  - Monahan Project Manager and Supervisor are Detroit residents
- PDH is working with Monahan to engage Detroit based subcontractors and suppliers
- PDH has established a relationship with its neighbor Advance Plumbing to provide plumbing and lighting fixtures for the development
- PDH is working with IBEW Local 58 to identify Detroit based Electrical Subcontractors



# **COMMUNITY BENEFITS UPDATES**

## **PROVISION 9: ENVIRONMENTAL HEALTH**

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.

- PDH has designed Midtown West in conjunction with the City's Storm Water Management Policy

DEVELOPER commits to including certain Enterprise Green Communities Standards into the Project, including energy star appliances, water conserving plumbing fixtures and energy efficient lighting.

- PDH is incorporating several Enterprise Green standards including water conserving fixtures, energy efficient lighting and Energy Star appliance

DEVELOPER will offer recycling services for all buildings within the Project.

- PDH is committed to offering recycling stations in the building, collection service for recycling to be provided by trash / recycling hauler as a part of contract

# COMMUNITY BENEFITS UPDATES

## PROVISION 9: ENVIRONMENTAL HEALTH

DEVELOPER will study local providers for composting services to determine if composting is a feasible service to offer

- PDH has studied the availability and logistics for composting services in a multifamily setting and do not believe it is a feasible service to offer

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 buildings along the Lodge access road will be to minimize penetrations of the building's exterior walls.

- PDH is limiting penetrations along the Lodge and is using industry standard or better HVAC systems

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 expectation that such windows will provide sufficient noise buffer within the respective units.

- PDH will install OITC 28 windows along the Lodge

# COMMUNITY BENEFITS UPDATES

## PROVISION 10: NEW CITY PARKS

CITY OF DETROIT through the General Services Department (GSD) will lead a public engagement for the design of Wigle Park

CITY OF DETROIT will identify and secure land for additional Midtown Parks of at least 1.5 acres within a 12 minute walk of Wigle

CITY OF DETROIT GSD will engage residents through a public design process within 90 days of the closing of the land sale for Midtown West

- The park improvements will be funded by the Wigle land sale proceeds

CITY OF DETROIT GSD will begin construction on additional parkland within 12 months of land sale closing

# NAC Questions & Discussion



# General Q & A



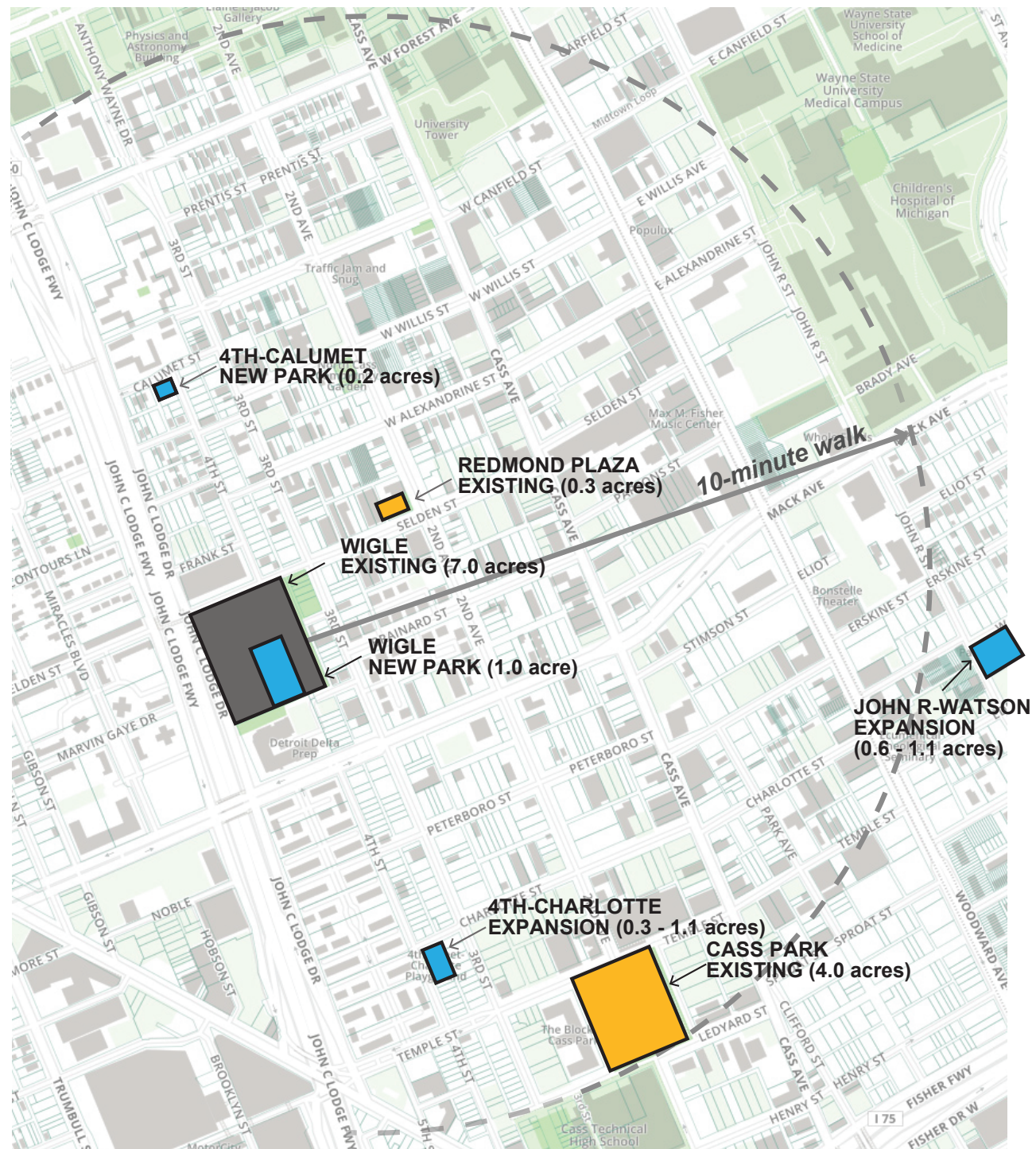


General Services  
Department

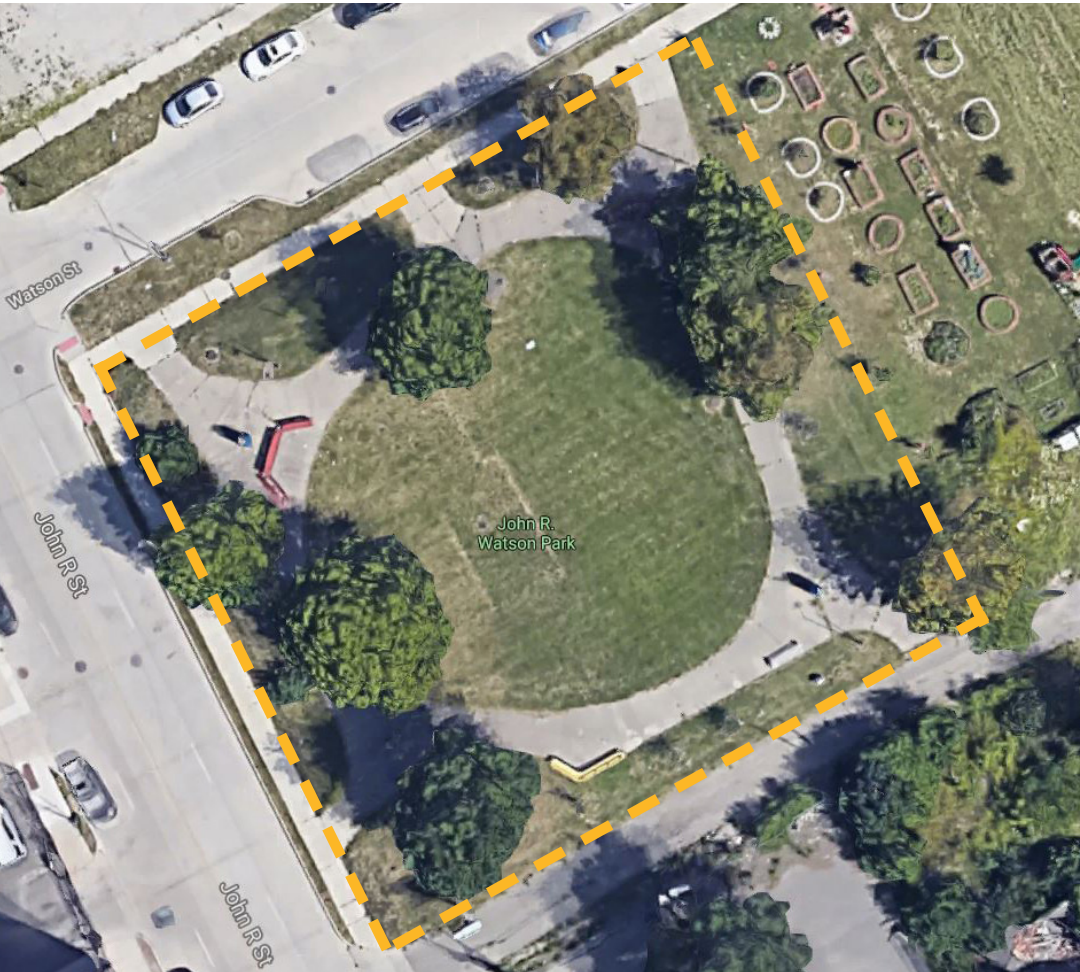


# Midtown Parks

# Midtown Parks Map



# John R - Watson



Current Acreage: 0.57

Proposed Acreage: 1.1 target

Status: Pending land negotiations

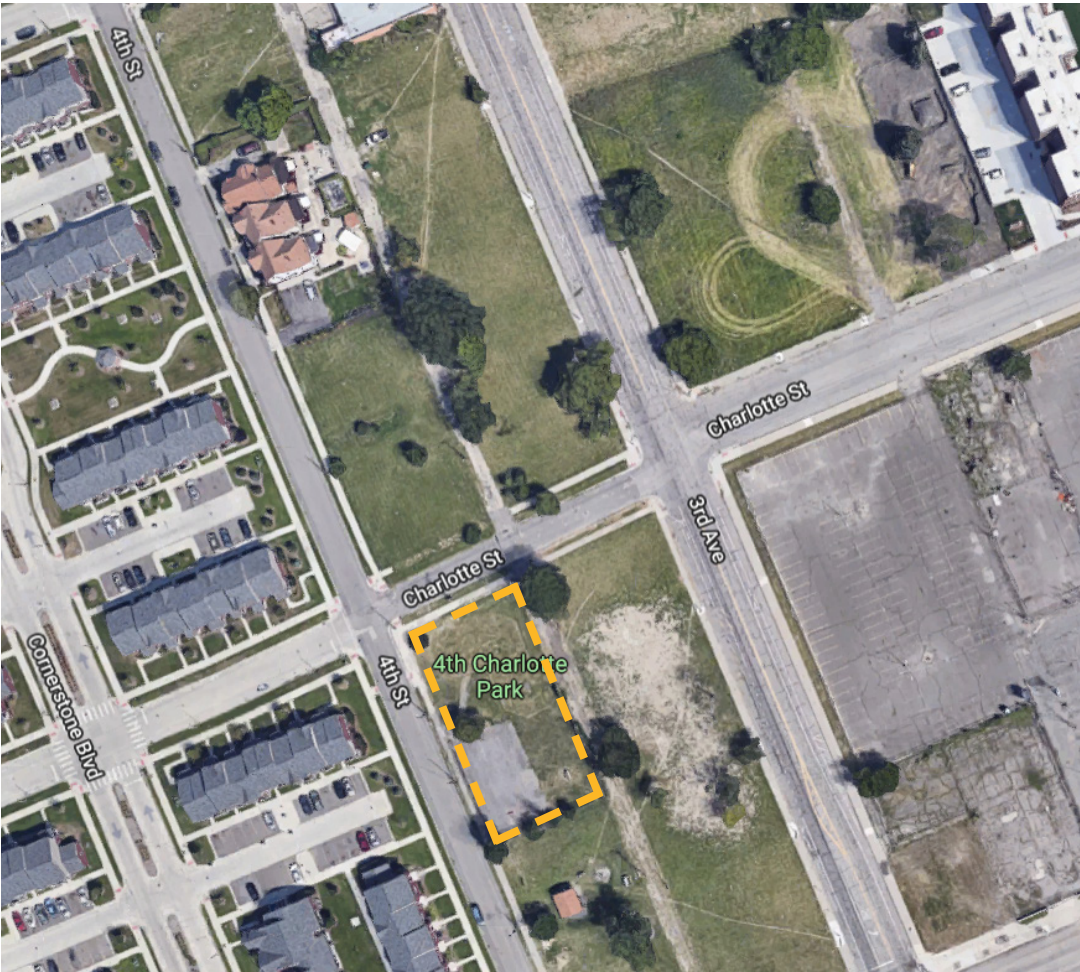


# JOHN R-WATSON

---

- playground
- benches, tables
- native trees
- Community garden
- Skate-friendly design
- little walking loop
- shelter for events

# 4th-Charlotte



Current Acreage: 0.3

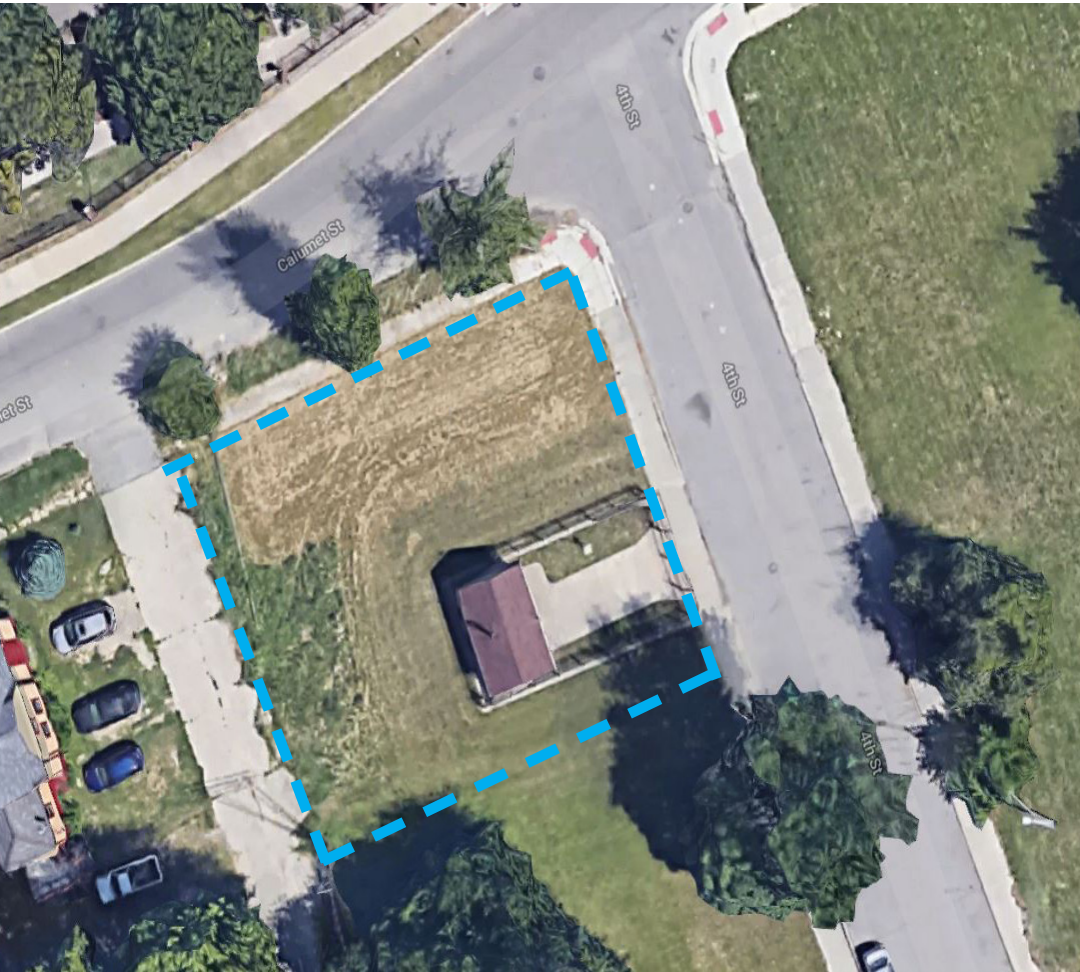
Proposed Acreage: 1.1 target

Status: Pending land negotiations

# 4<sup>TH</sup> - CHARLOTTE

- Playground
- Basketball - full court
- benches, tables
- drinking fountain
- native trees
- walking loop (if room)
- outdoor fitness
- skate-friendly design

# 4th-Calumet



Current Acreage: None  
Proposed Acreage: 0.2

Status: MOU being signed, 2020 construction



# 4TH - CALUMET

---

- Fencing (traffic) decorative 4'
- Playground - sand for small kids
- benches, tables
- native trees
- small fitness area for parents
- skate-friendly design

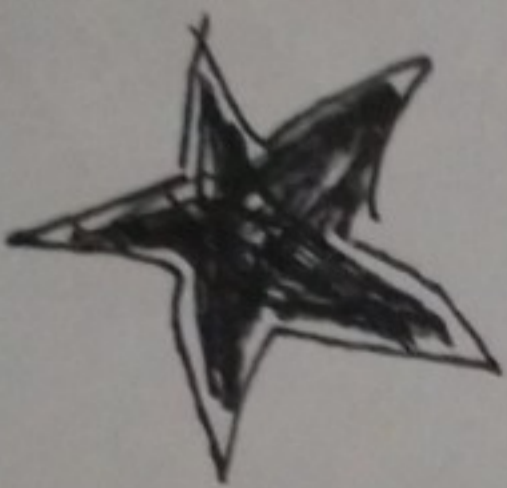
# Wigle



Current Acreage: None (prev. 7.0)

Proposed Acreage: 1.0

Status: 2020 design, construction



# WIGGLE

---

- Picnic shelter
- Playground { for small kids 2-5  
for bigger kids 6-12
- NO dog park
- Basketball (south side)
- skate park - seating/skate elements
- benches, tables
- space for movie night - shade structure?
- native trees
- walking loop
- topography / amphitheater / hill
- spray garden / features
- lighting
- outdoor fitness
- bike repair station

# CASS

---

- seating
- passive, strolling
- fountain
- trees
- gathering spaces
- skate-friendly design