

# Annual Community Benefits Update Meeting

December 3, 2019



# AGENDA

1. WELCOME + INTRODUCTION
2. CBO MONITORING + ENFORCEMENT
3. PROJECT UPDATES: CONSTRUCTION, DESIGN, PROGRAM, + HOSPITALITY
4. COMMUNITY BENEFITS PROVISIONS IMPLEMENTATION UPDATES
5. NAC QUESTIONS + DISCUSSION
6. GENERAL Q+A

# Welcome + Introduction





# THANK YOU NEIGHBORHOOD ADVISORY COUNCIL

- **Taylor Browne** – Elected by Impact Area Residents
- **Ronald Robinson** – Elected by Impact Area Residents
- **Ray Smith** – Appointed by Council Member Raquel Castañeda-López
- **Eric Henry** – Appointed by At-Large Council Member Janeé Ayers
- **Rogelio Landin** – Appointed by Council President Brenda Jones
- **Will Butler** – Appointed by Planning & Development
- **Mark Horn** – Appointed by Planning & Development
- **Kristin Lusn** – Appointed by Planning & Development
- **Kevin Carroll** – Appointed by Planning & Development



## **CBO ENGAGEMENT PROCESS: COMMUNITY IDENTIFIED IMPACTS**

**6 CBO Meetings**

**~50 Attendees**

**Over  
2 Months**

**Preserve  
affordability  
downtown and  
create new  
affordable  
housing options**

**Clear and consistent  
communication on  
logistics, traffic, and  
pedestrian access  
during construction  
period**

**Mitigate impacts  
of construction,  
noise, and any  
hazards**

**Engage Detroit  
students for  
STEM and  
technical skills  
training**

**Ensure  
participation of  
Detroiters in  
employment  
opportunities**

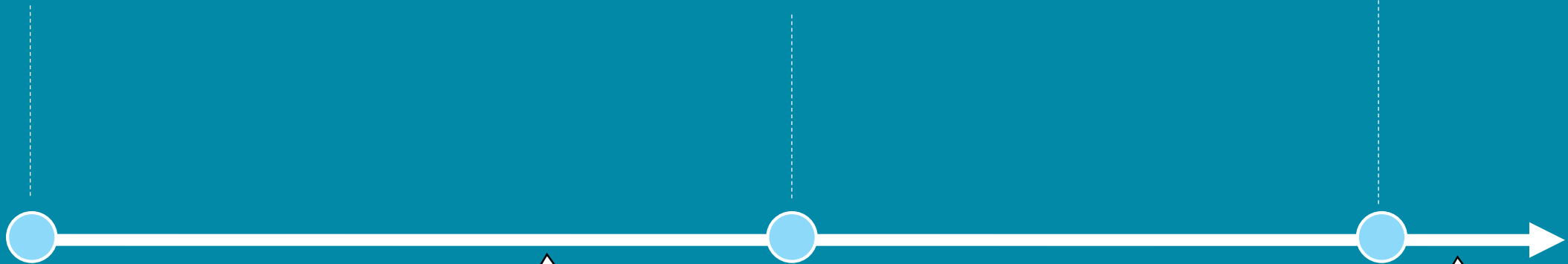
**Economic impact  
of the projects  
benefits all  
Detroiters**

# ONCE CBO MEETINGS ARE COMPLETE

FINALIZED THE NEGOTIATED BENEFITS PACKAGE WITH THE DEVELOPER AND THE NAC WITHIN TWO WEEKS OF THE FINAL MEETING

DEVELOPMENT PACKAGE SUBMITTED TO CITY COUNCIL ALONG WITH COMMUNITY BENEFITS REPORT & COMMUNITY BENEFITS PROVISIONS SIGNED BY THE DEVELOPER

CITY COUNCIL APPROVED INCENTIVES REQUEST WITH COMMUNITY BENEFITS AGREEMENT – EFFECTIVE NOVEMBER 13TH, 2017



**Community Benefits report is sent to the NAC & posted to the website**



**Enforcement period; PDD hosts annual check-ins with the NAC and developer**

# COMMUNITY BENEFITS PROVISION CONTENT

**Enforcement  
Mechanisms for the  
Community Benefits  
Provision**

*Ex. Claw-back of City-provided-benefits, revocation  
of land transfers or land sales, penalties and fees*

**List of Benefits That  
Developer has Agreed to  
Provide**

**Requirement for  
Developer to Submit  
Compliance Reports**

**Community Engagement  
Requirements**



## ONCE CBO MEETINGS ARE COMPLETE

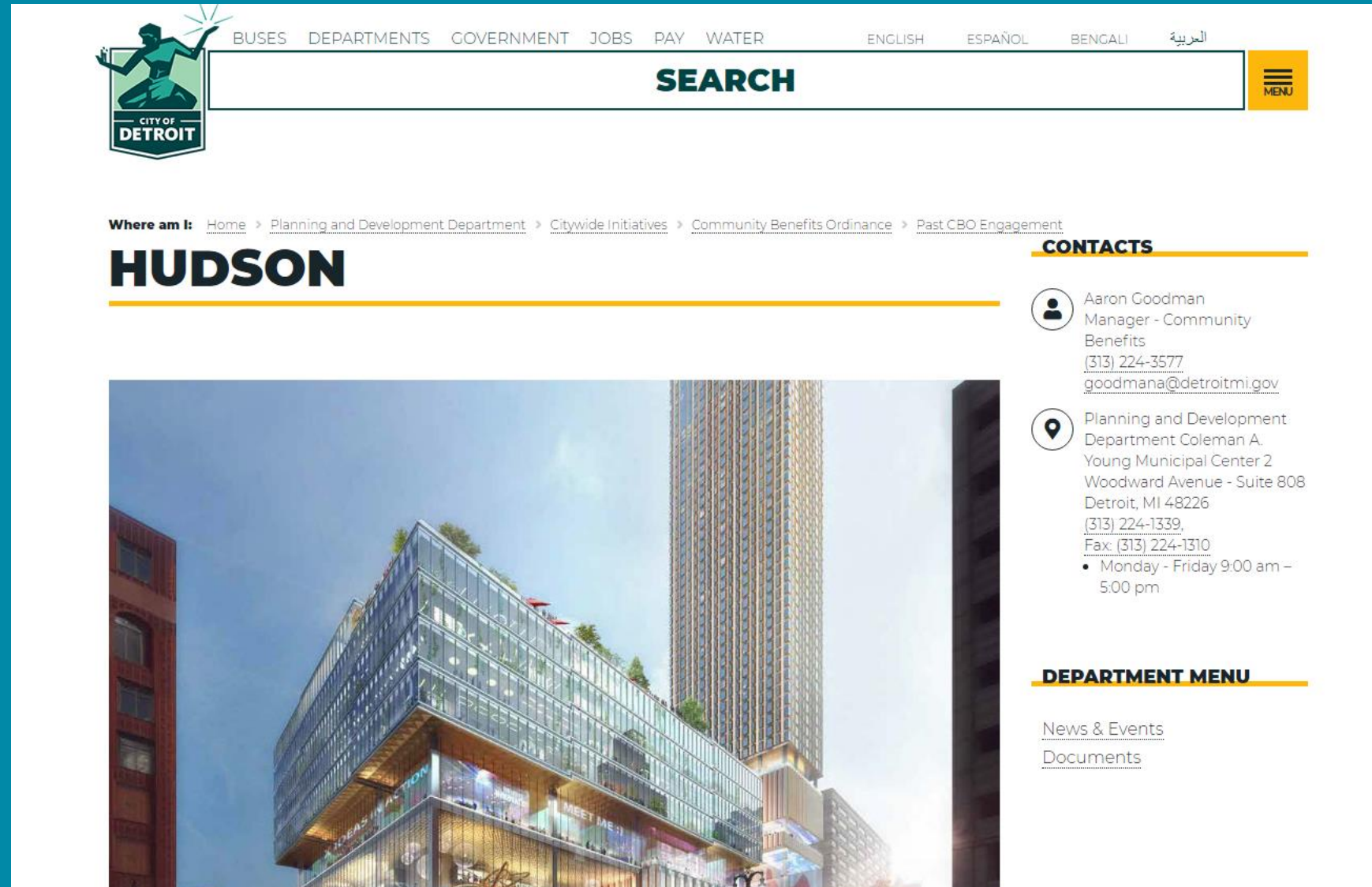


- **The Planning and Development Department will facilitate at least one public meeting annually between the Developer and the NAC for the time period identified in the project's Community Benefits Provision – 2 years**
- **The Community Benefits Provision Agreement Remains in effect throughout the duration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

# ONCE CBO MEETINGS ARE COMPLETE

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

[www.detroitmi.gov/CBO](http://www.detroitmi.gov/CBO)




The screenshot shows the City of Detroit website interface. At the top left is the City of Detroit logo. To its right is a navigation menu with links for BUSES, DEPARTMENTS, GOVERNMENT, JOBS, PAY, WATER, ENGLISH, ESPAÑOL, BENGALI, and العربية. A large search bar with the word "SEARCH" is positioned below the navigation. A yellow menu icon is on the far right. Below the navigation is a breadcrumb trail: "Where am I: Home > Planning and Development Department > Citywide Initiatives > Community Benefits Ordinance > Past CBO Engagement". The main heading "HUDSON" is displayed in large, bold, black letters. Below the heading is a large image of a modern glass skyscraper. To the right of the image is a "CONTACTS" section with a yellow underline. It includes a person icon, the name "Aaron Goodman", his title "Manager - Community Benefits", phone number "(313) 224-3577", and email "goodmana@detroitmi.gov". Below this is a location icon, the address "Planning and Development Department Coleman A. Young Municipal Center 2 Woodward Avenue - Suite 808 Detroit, MI 48226", phone "(313) 224-1339", fax "(313) 224-1310", and hours "Monday - Friday 9:00 am - 5:00 pm". At the bottom right is a "DEPARTMENT MENU" section with a yellow underline, containing links for "News & Events" and "Documents".


**SEARCH**

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

## HUDSON

### 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

[News & Events](#)  
[Documents](#)

# CBO Monitoring + Enforcement





# THE ORDINANCE

## 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

# CRIO BIANNUAL 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's CRIO page. The header includes navigation links for BUSES, DEPARTMENTS, GOVERNMENT, JOBS, PAY, WATER, and language options (ENGLISH, ESPAÑOL, BENGALI, العربية). A search bar is prominently displayed. The main content area features the title 'COMMUNITY BENEFITS ORDINANCE COMPLIANCE MONITORING' and a 'DASHBOARD' button. Below the title, there is a call to action: '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.' A 'CONTACTS' sidebar on the right provides phone, fax, and email information for the Civil Rights, Inclusion & Opportunity Department, along with a physical address and hours of operation. A 'DEPARTMENT MENU' sidebar on the right lists 'Related Links'.

**COMMUNITY BENEFITS ORDINANCE COMPLIANCE MONITORING**

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

[DASHBOARD](#)

**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](#)

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](#)

# ENFORCEMENT

Send us your comments and/or concerns

[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)



Project Updates:  
Construction, Design, Program + Hospitality





# Construction: Time Lapse







WOODBROCK



# Construction: Aerial Views







December 02, 2018 10:57 AM





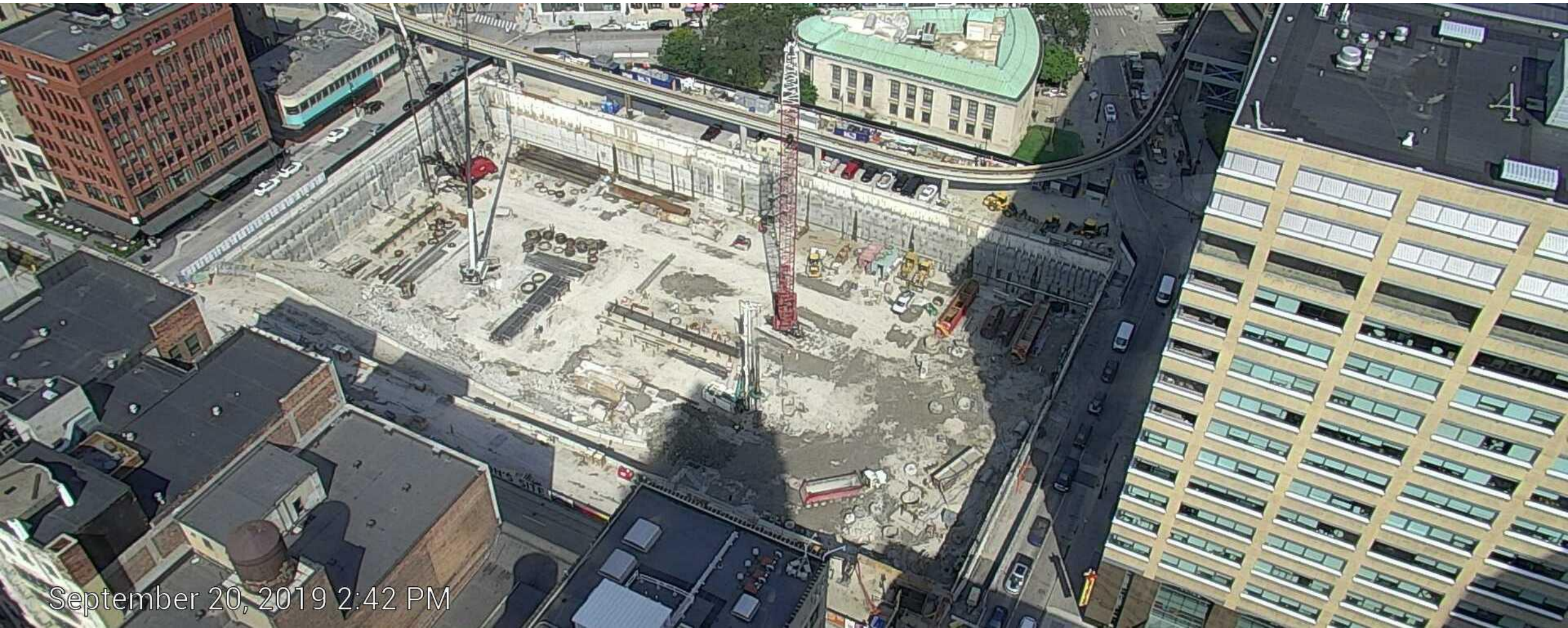
March 20, 2019 11:02 AM





June 20, 2019 11:52 AM





September 20, 2019 2:42 PM

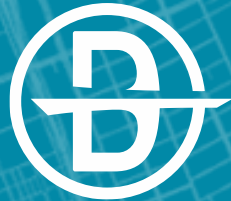




December 02, 2019 11:02 AM



# Construction: Caisson Progress











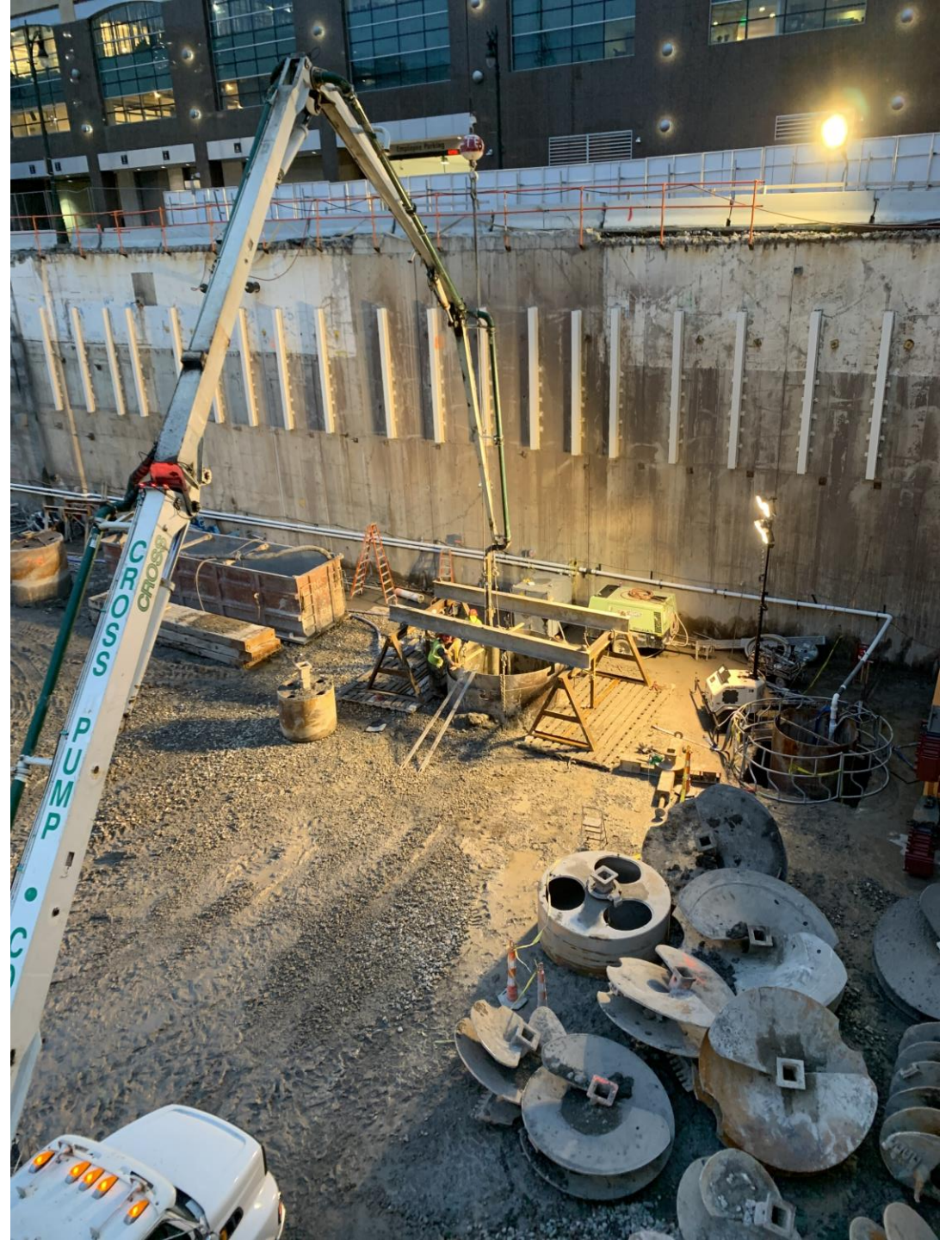
















1001

5th

Cathead

CROSS  
1-800-521-3357

ROTHSCHILD  
11B











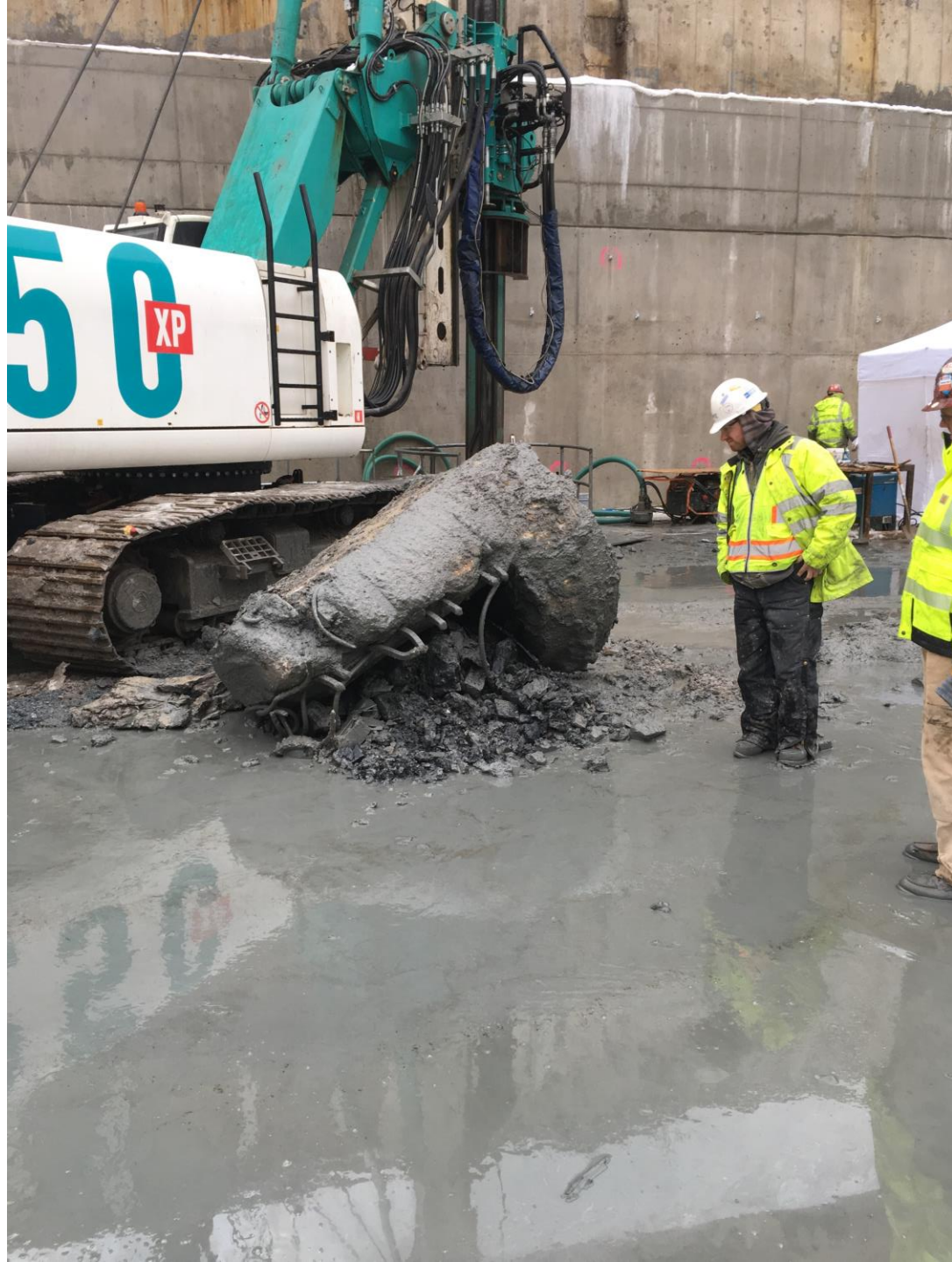
# Construction: Misc. Obstructions





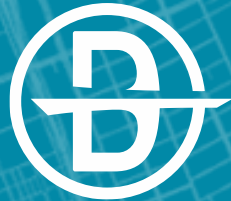








# Construction: Grade Beams – Vertical Construction





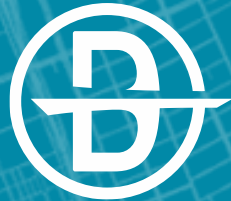








# Construction: Utility Installation





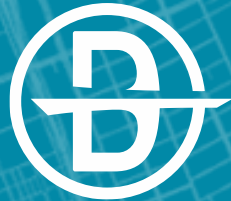








# Construction: Tower Crane Installation











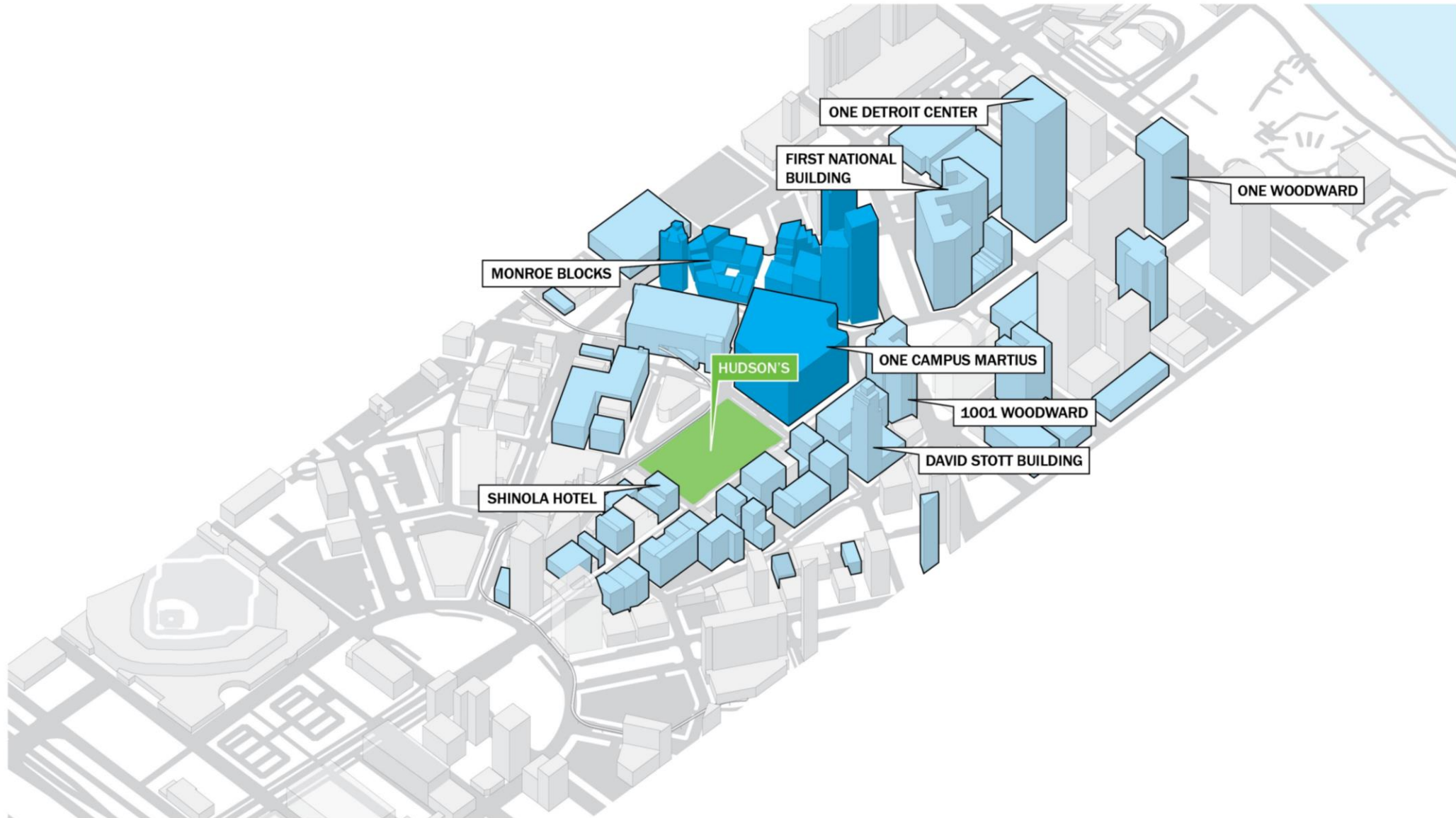


Design



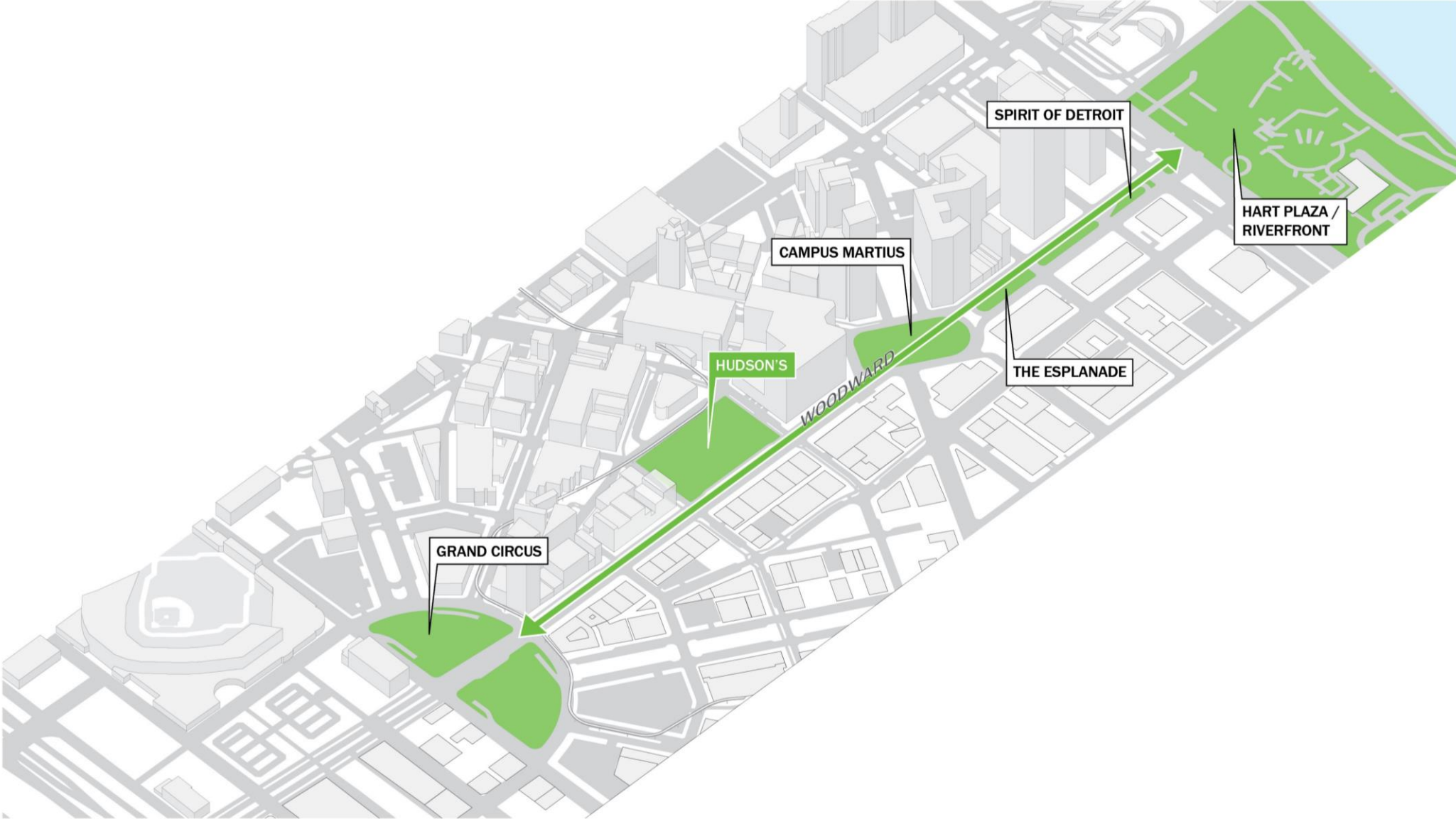


**The Hudson's Site** is a key development that will close a crucial gap in Downtown's urban experience.



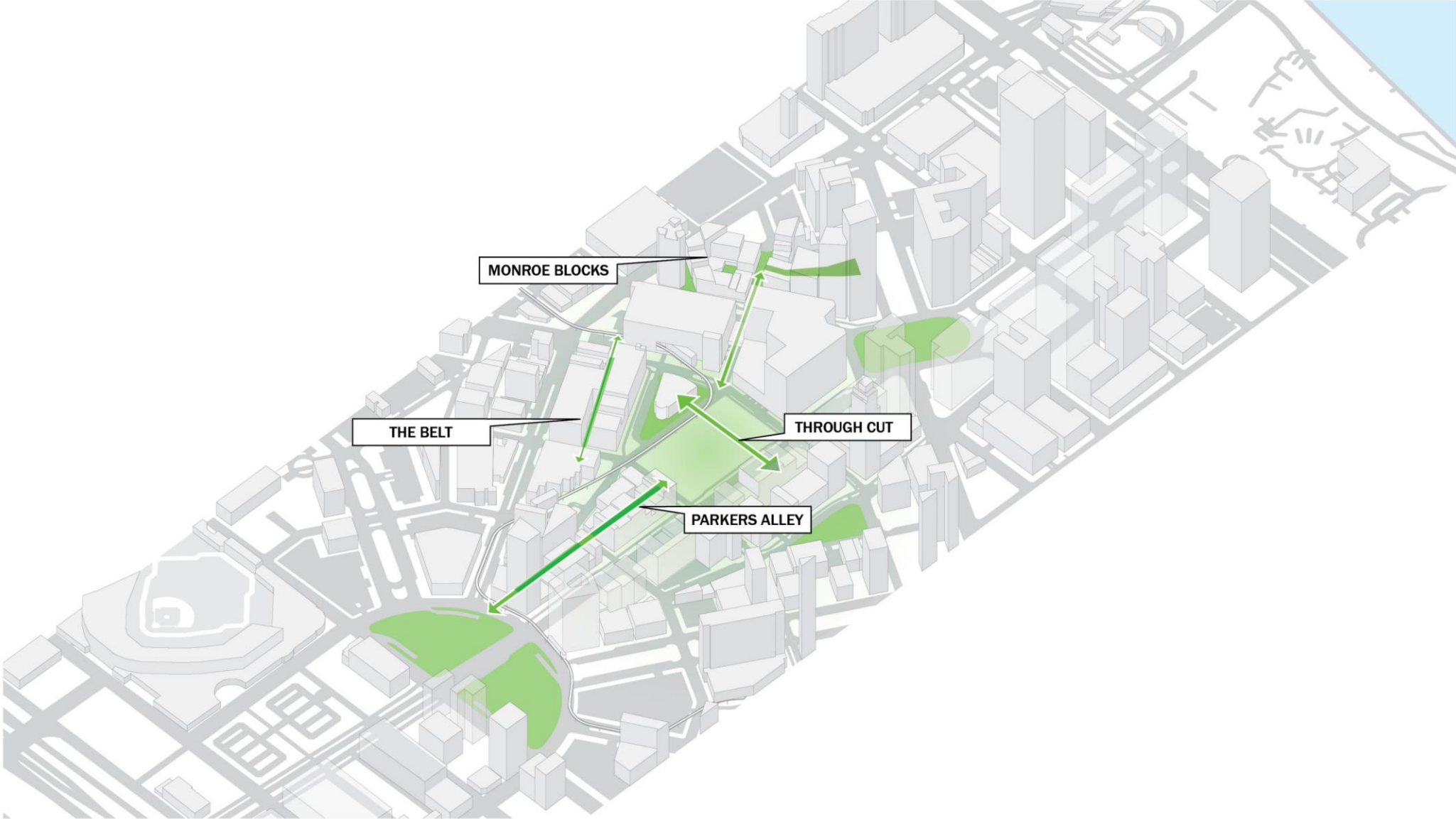


**Link** Grand Circus and the Detroit Riverfront along the increasingly dense civic spine of Woodward.



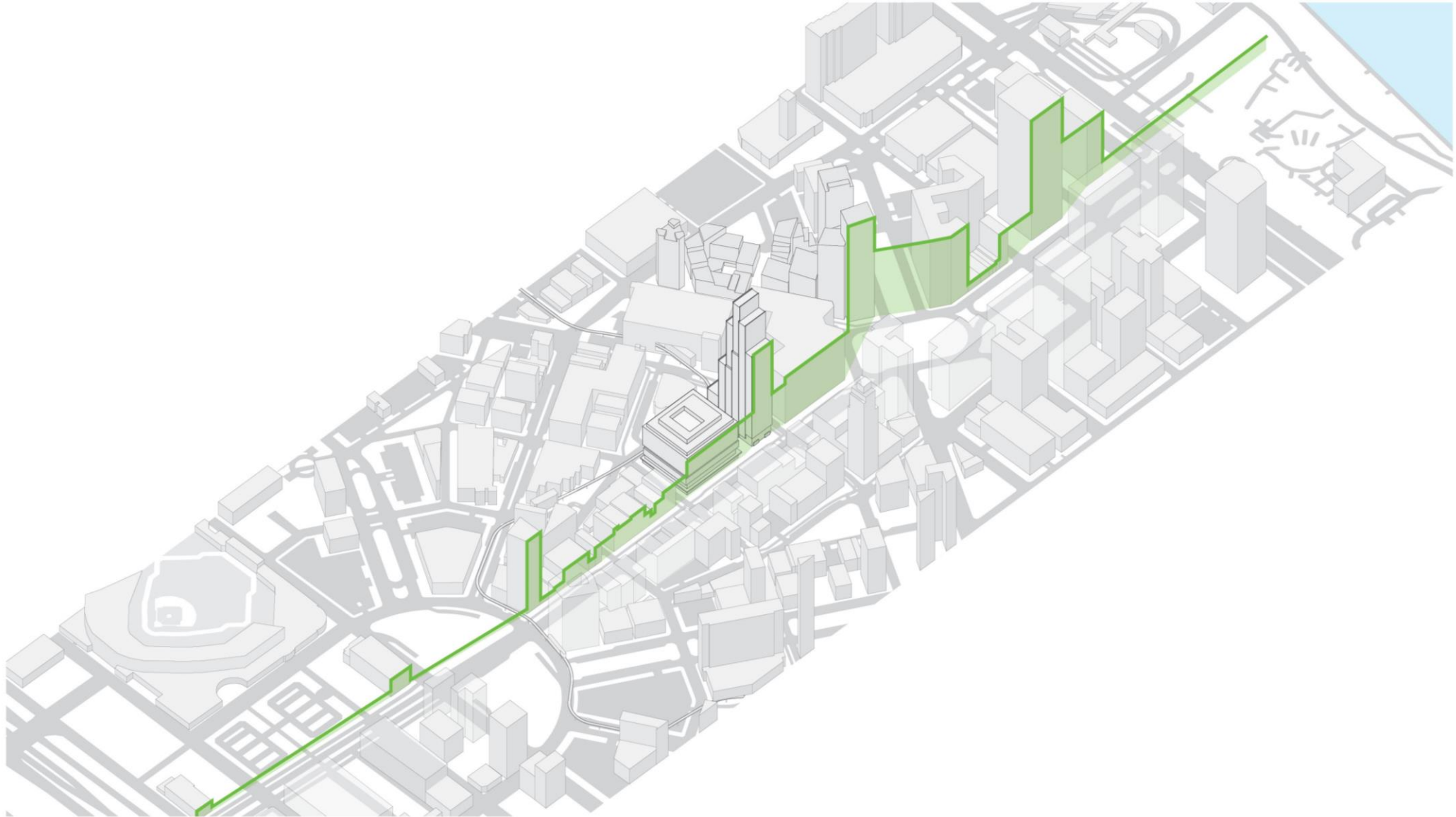


**Integrate** the site into the surrounding neighborhood by reinforcing pedestrian and bicycle networks.



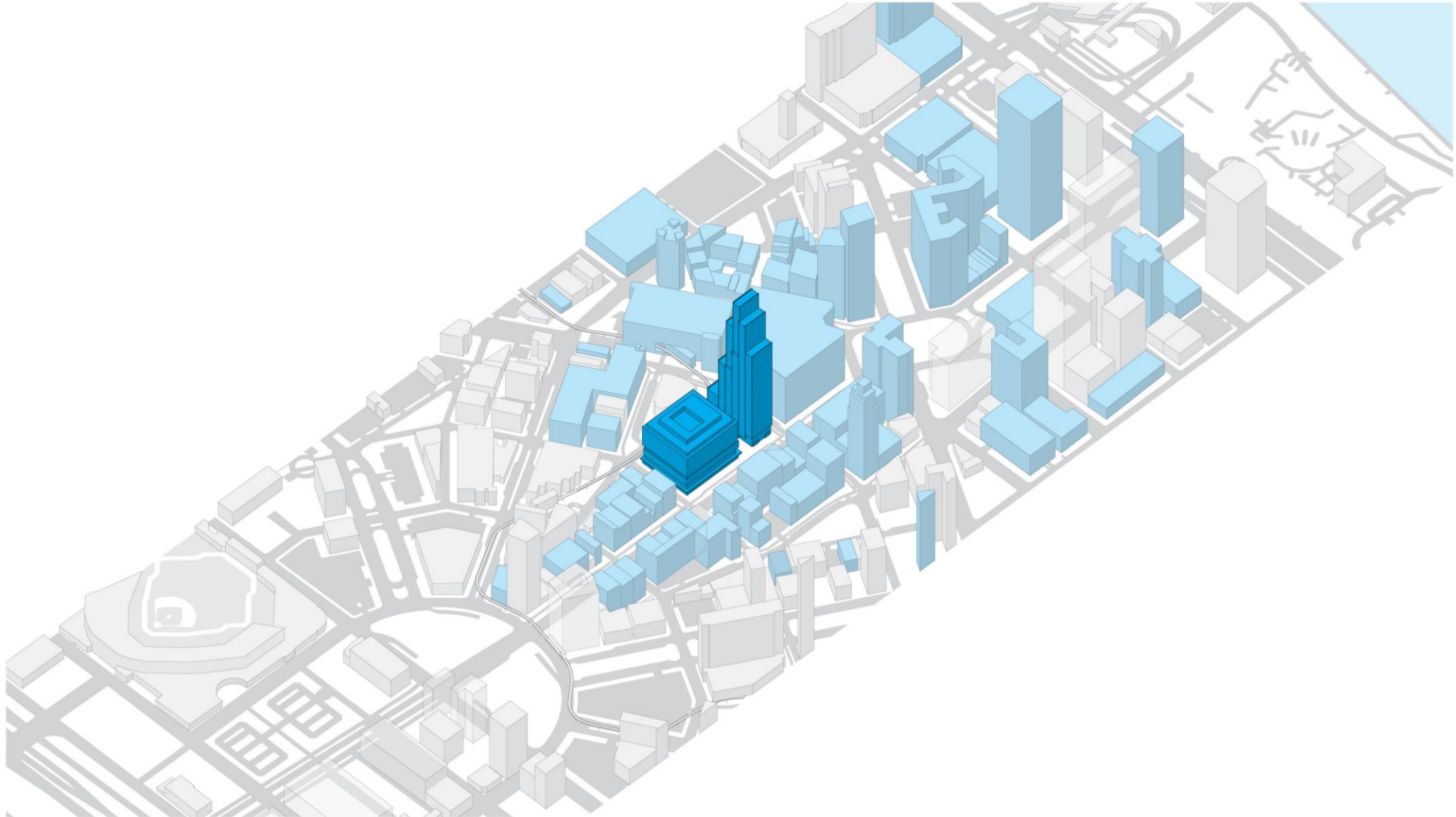


**Reinforce** the surrounding context through a design that is sensitive to scale, material, and proportion.



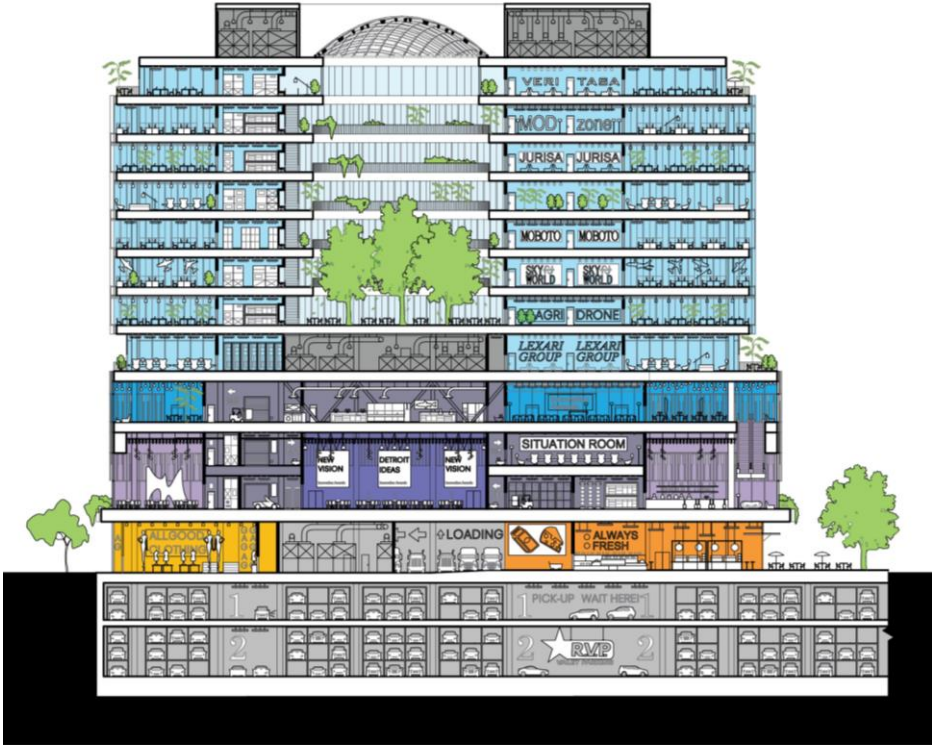
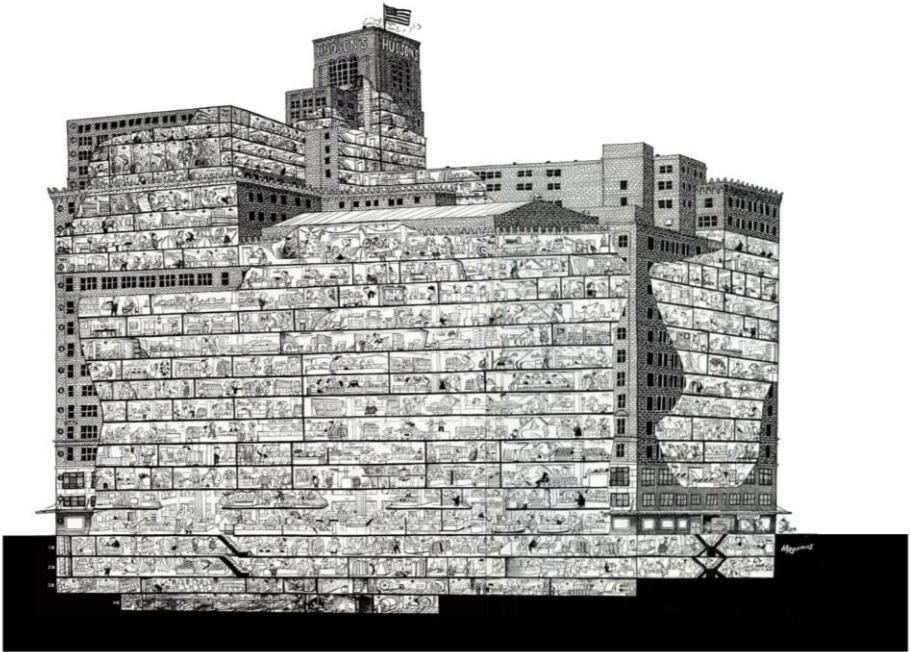


**Re-activate** this key block in the urban core through vibrant public spaces and a dense mix of diverse programs.



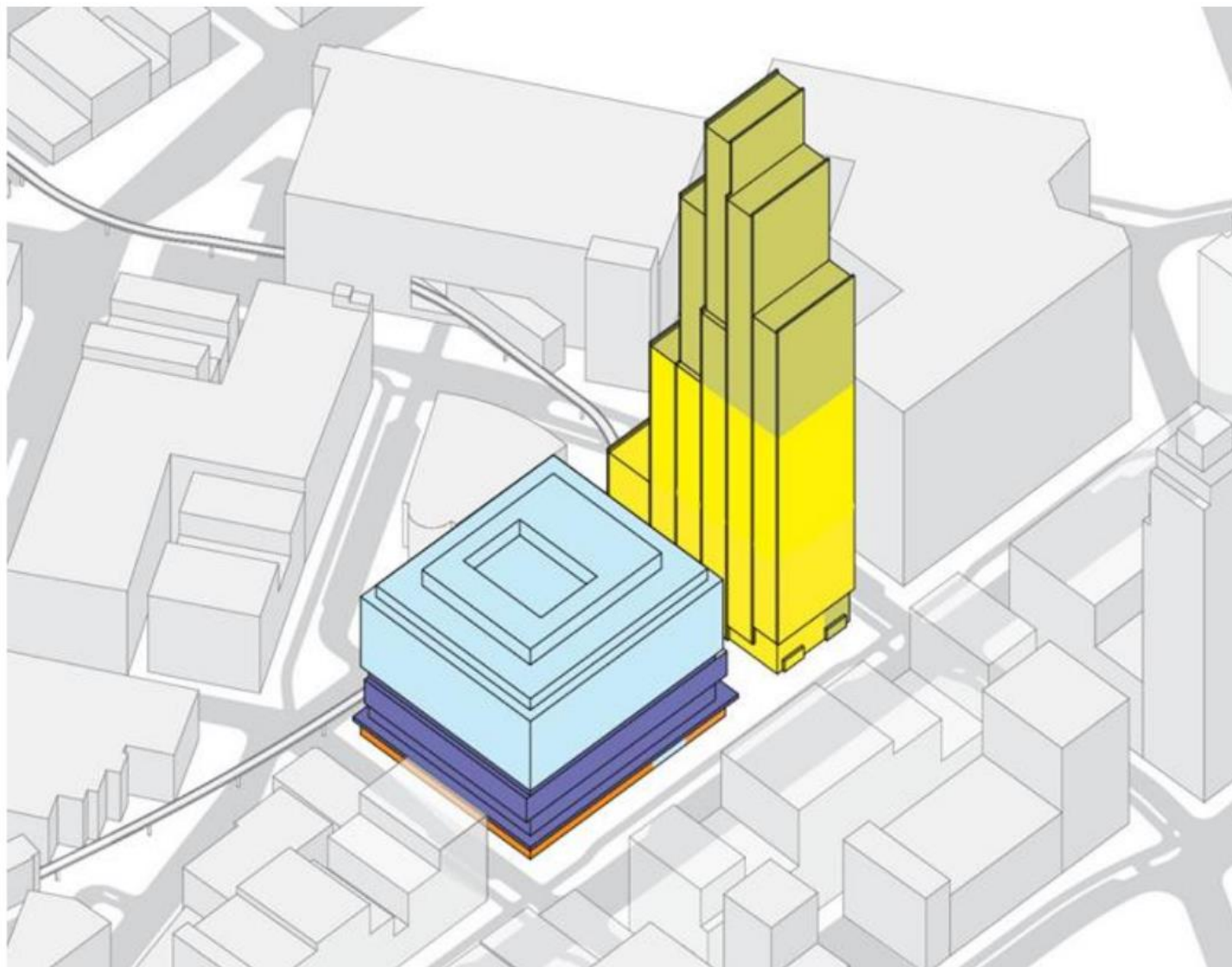



# The Hudson's Legacy





# Program Stack



-  Retail
-  Events
-  Office
-  Hotel
-  Residential

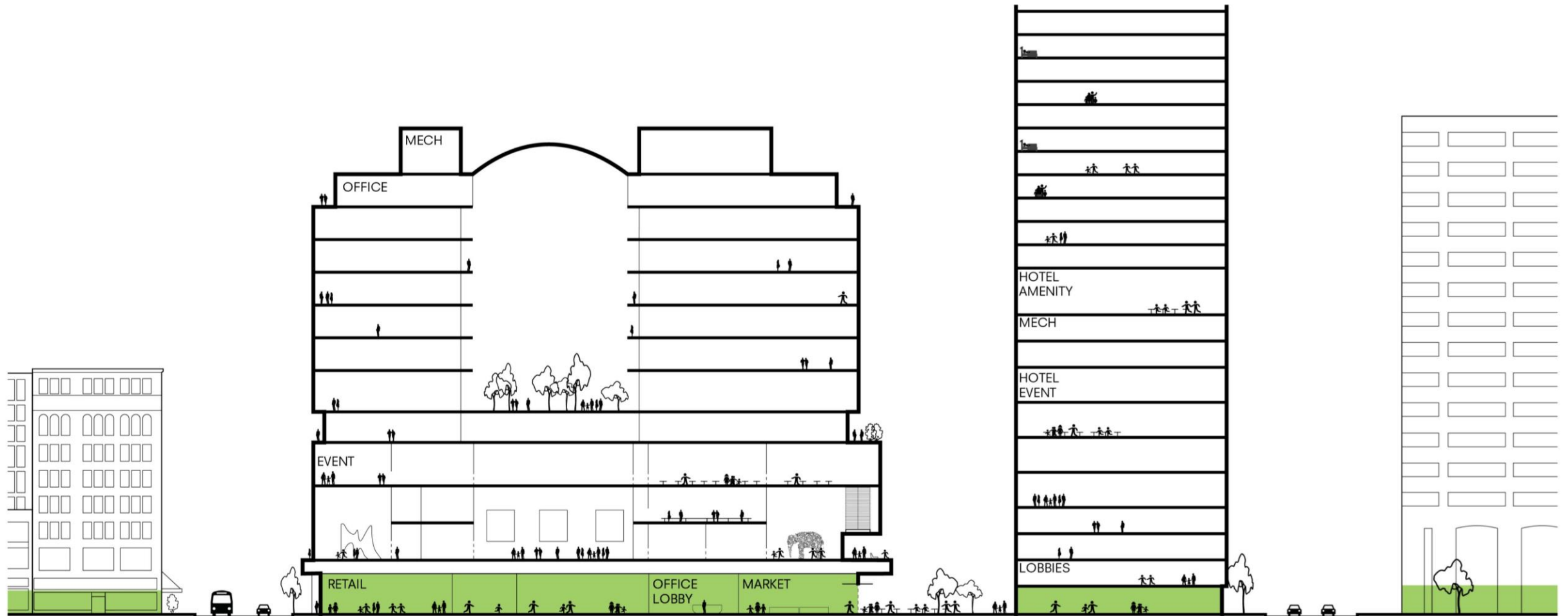


Program:  
The Block





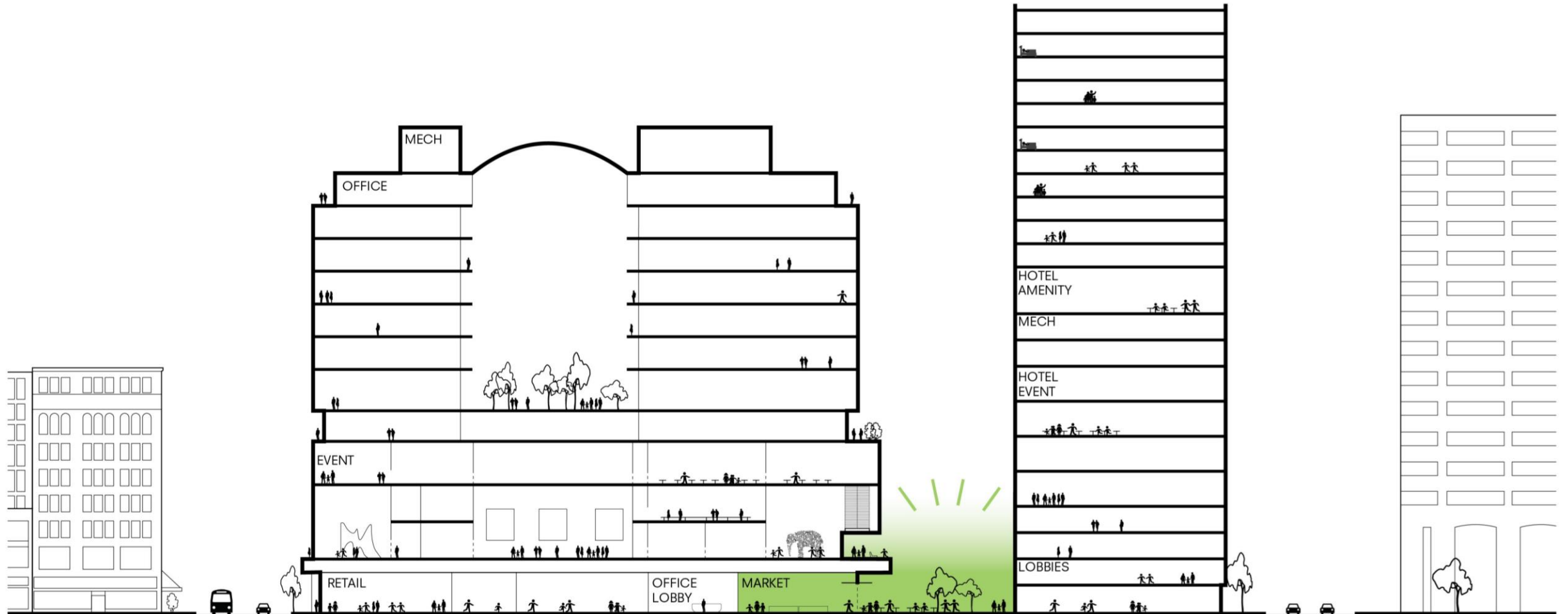
**Retail** focused along Grand River and Woodward. Second level eliminated for easier public access to Events levels.





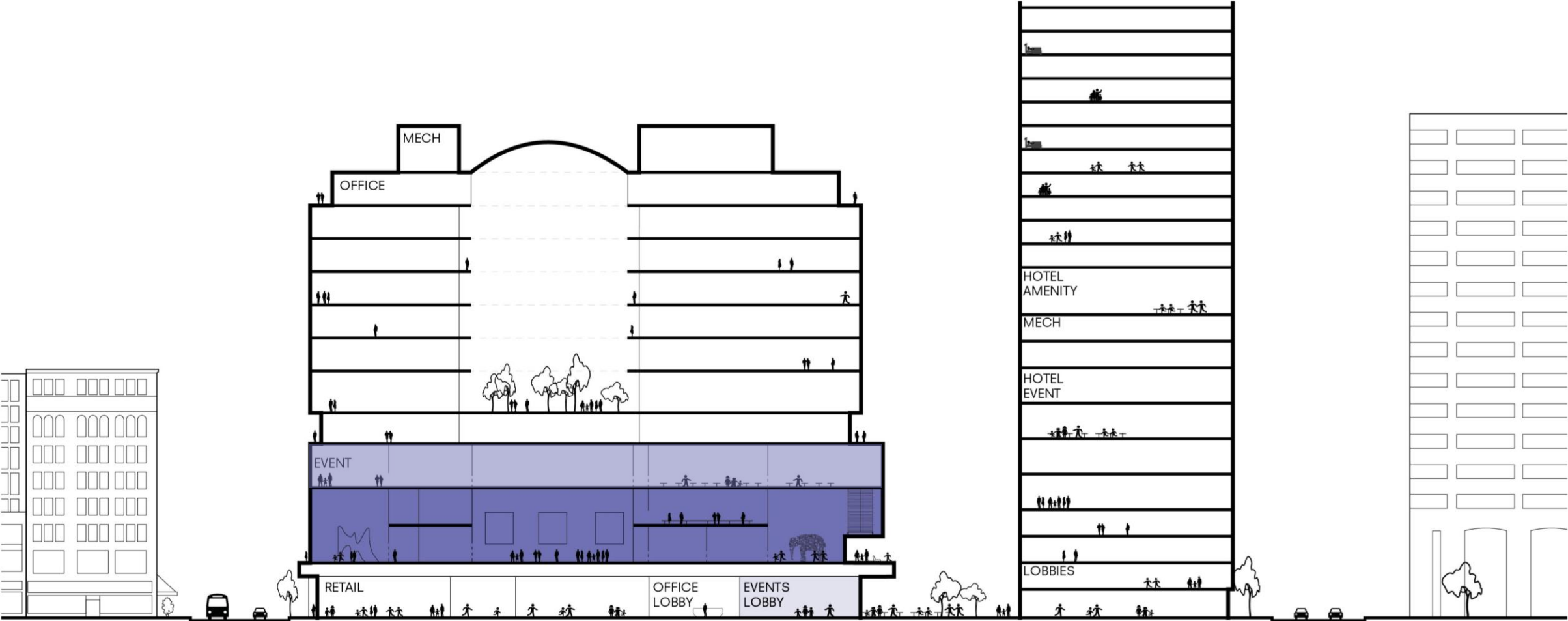
**Through-Cut** widened from 40 feet to 70 feet to create 75% more publicly-accessible ground-floor open space.

**Market** relocated from Farmer to Woodward to support more opportunities to activate expanded Through-Cut.



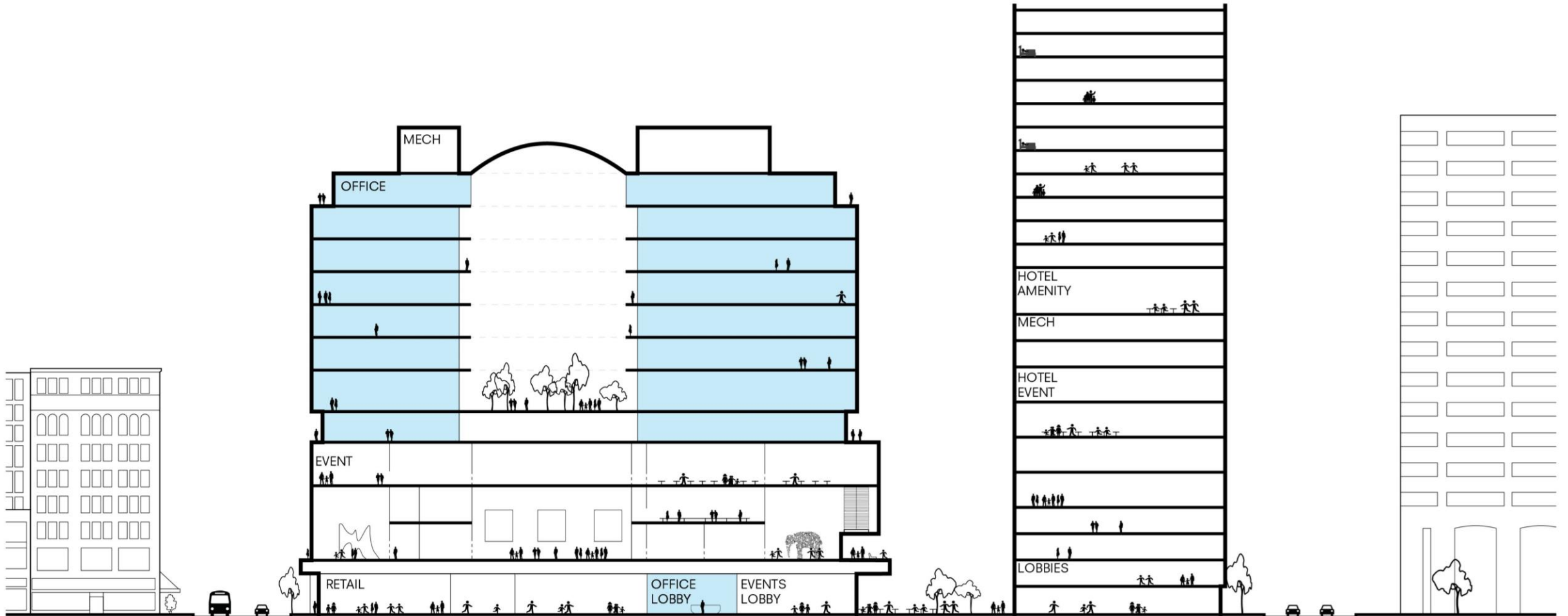


**Events** redesigned to optimize structural efficiency, accommodate wider array of special event types, and complement hotel events venues.





**Office** simplified to introduce more square footage, create more efficient lease depths with optimal daylight, and appeal to a wider variety of prospective tenants.





Program:  
The Tower







## Program Updates

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- Removed SkyDeck
- Consolidated Exhibition space to Block
- Finalizing residential for market
- Finalizing potential hotel operators

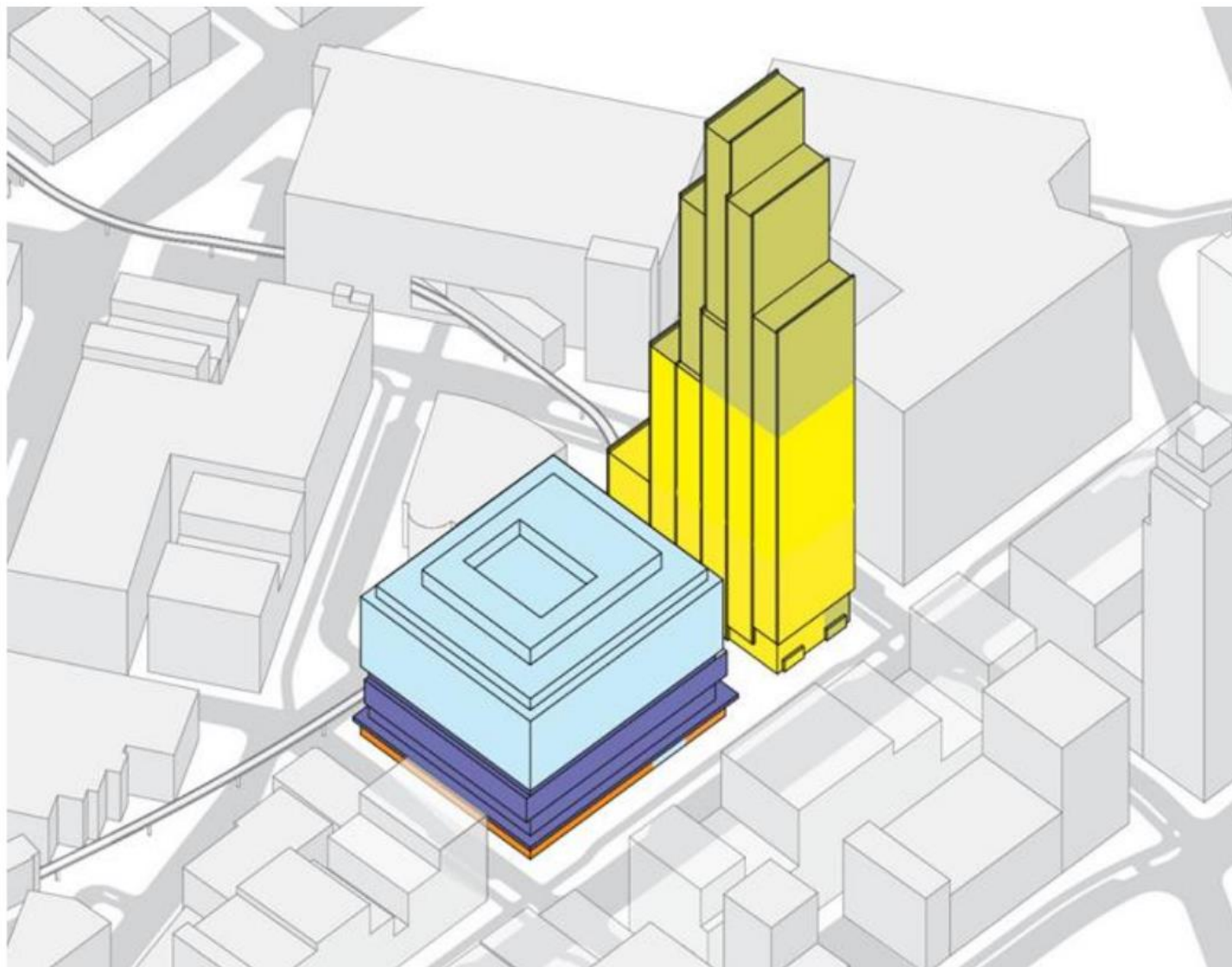



Hospitality





# Program Stack



-  Retail
-  Events
-  Office
-  Hotel
-  Residential



# CBO Commitments





# CBO COMMITMENTS

A RESOLUTION WAS PASSED AT CITY COUNCIL IN NOVEMBER 2017 TO MEMORIALIZE THE COMMITMENTS MADE IN THE CBO PROCESS.

THIRTEEN COMMITMENTS WERE MADE BY BEDROCK AS PART OF THE AGREEMENT FOR THE HUDSON'S SITE, STEMMING FROM ISSUES IDENTIFIED BY THE NAC.

HERE IS AN UPDATE ON THOSE COMMITMENTS. THEY'VE BEEN CONSOLIDATED INTO SEVEN MAIN THEMES FOR EASE OF PRESENTATION AND DISCUSSION.



# CBO COMMITMENT THEMES

1. AFFORDABILITY – AFFORDABLE HOUSING COMMITMENT AND COMMUNICATION STRATEGY
2. FAIR HOUSING
3. SUPPORT FOR WORKFORCE AND COMMUNITY DEVELOPMENT
4. EXECUTIVE ORDER COMPLIANCE AND STRATEGY
5. CONSTRUCTION UPDATES + COMMUNICATION STRATEGY
6. NOISE AND CONSTRUCTION SAFETY
7. LIGHT POLLUTION, FUGITIVE DUST CONTROL AND ENVIRONMENTAL MITIGATION



## AFFORDABILITY – AFFORDABLE HOUSING AGREEMENT

- 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 Monroe Blocks, Hudson's, Book Tower, and/or David Stott. Currently, we have 10 of these units in David Stott.
- Bedrock has developed or is in the process of preserving 375 affordable residential units, or approximately 48%, from a total of 779 completed.



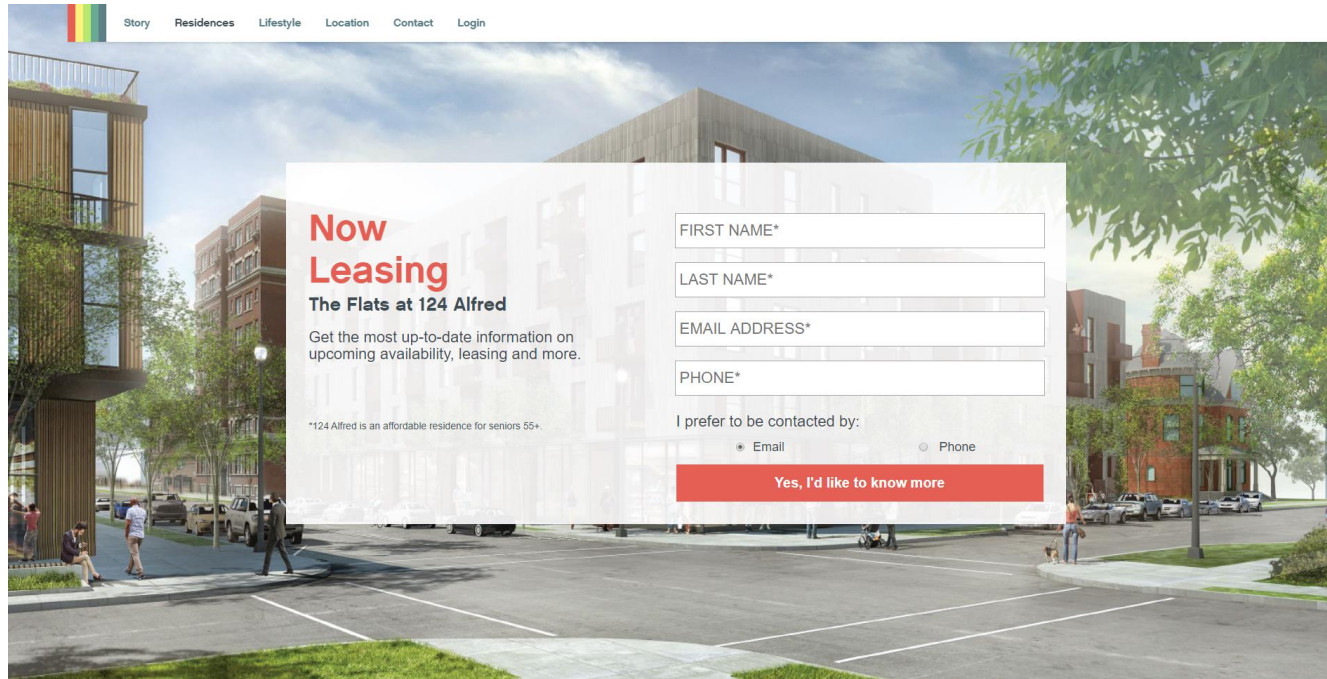
## AFFORDABILITY – MARKETING & COMMUNICATION STRATEGY

- We don't anticipate marketing to tenants until closer to the project completion date. Bedrock works with third party companies to market and lease our affordable rental units. They will solidify the marketing plan for the project.
- A contact form is available on the Bedrock Detroit website for prospective tenants to request information about our units: <http://www.bedrockdetroit.com/contact/>, and by phone at: **800-771-6311**.
- Bedrock also uses online channels such as [wwwApartments.com](http://wwwApartments.com) to publish information regarding available units.



# AFFORDABILITY – THE FLATS AT 124 ALFRED

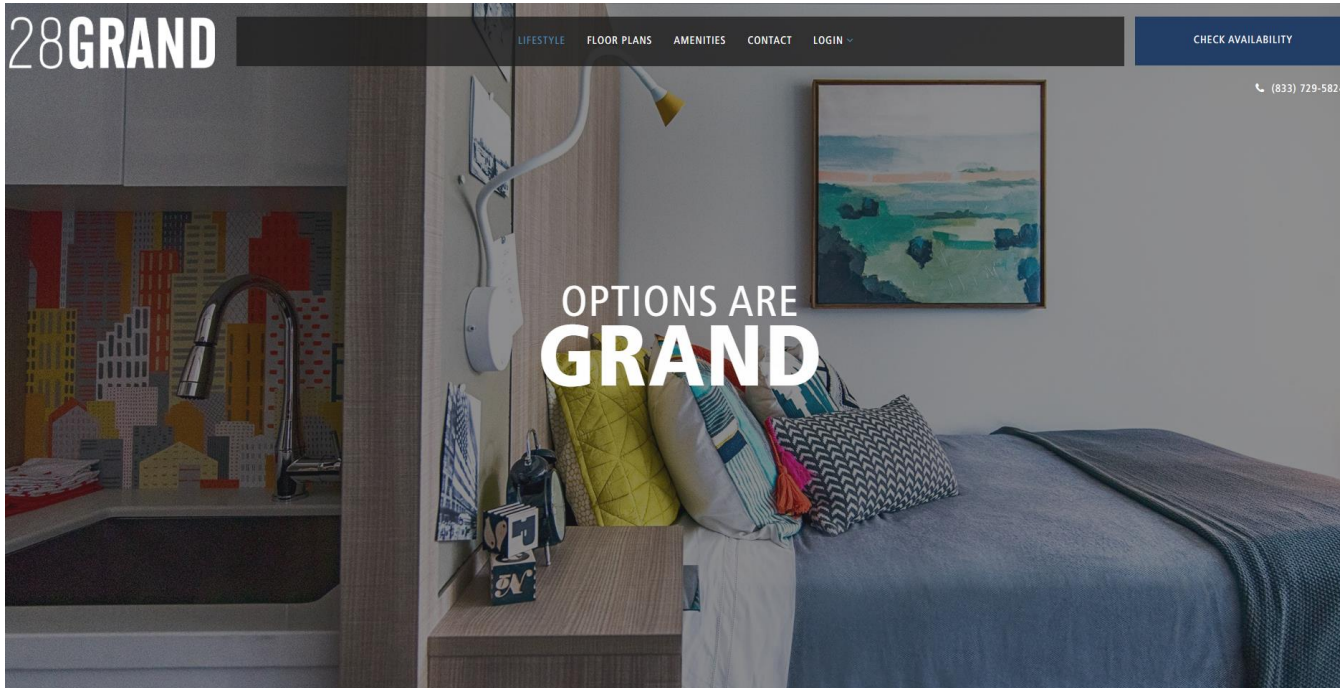
- Information about the Flats at 124 Alfred can be found by calling (313) 300-2099 or by visiting the following website: <http://citymoderndetroit.com/residences/flats>





# AFFORDABILITY – 28GRAND

- Information about 28Grand can be found by calling (833) 729-5824 or by visiting the following website: <https://www.28granddetroit.com>





# AFFORDABILITY - CATHEDRAL TOWERS

- Information about the Cathedral Tower property can be found by calling (313) 832-1020 or by visiting the following website: <https://www.cathedraltowerapts.com>

80 EAST HANCOCK STREET, DETROIT, MI 48201 SCHEDULE TOUR RESIDENT LOGIN (313) 832-1020

MENU Cathedral Tower Luxury Apartments FLOOR PLANS

**CATHEDRAL TOWER APARTMENTS LEASING OFFICE**  
80 East Hancock Street  
Detroit, MI 48201  
Phone: (313) 832-1020

**OFFICE HOURS**  
Today's Hours: 9:00AM to 6:00PM

\* First Name \_\_\_\_\_ Move-in Date \_\_\_\_\_

\* Last Name \_\_\_\_\_ Unit Type  
-Select- ▾

Phone \_\_\_\_\_ How did you hear about us?  
-Select Source- ▾

\* Email \_\_\_\_\_ Do you have pets?  
-Select- ▾

Number of Occupants \_\_\_\_\_ Comments  
\_\_\_\_\_

Submit





# FAIR HOUSING

- When we solidify the marketing plan, we will ensure compliance with Fair Housing and other applicable laws for our affordable units. This includes considering residents on a first come, first serve basis.
- All of Bedrock's leasing agents and property managers have Fair Housing training both via in person seminars with attorney James Gromer as well as online via Grace Hill.
- A contact form is available on the Bedrock Detroit website for prospective tenants to request information about our units: <http://www.bedrockdetroit.com/contact/>, and by phone at: 800-771-6311.



## SUPPORT FOR WORKFORCE AND COMMUNITY DEVELOPMENT

- Bedrock is supporting initiatives that provide both students and adults with the skills necessary to take advantage of the construction and long-term jobs available.
- The Family of Companies continues to lead programs that provide opportunities to DPS students. For example, our Day of Innovation, which aims to bring every 6<sup>th</sup> student downtown and provide hands on programming and exposure to our work environment.
- We also provide technology training through our QSTEM program, and support career training through Grow Detroit's Young Talent and the Urban Alliance program, which provide paid professional internships to DPSCD students.
- Bedrock has supported the DPS Randolph School Career Technical Programs with a \$250,000 investment to help more students build sustainable careers in the skilled trades. We have also made a \$1M investment in DPS's Breithaupt school, which trains students in the culinary arts, hospitality, cosmetology, and automotive repairs – all areas that have a growing number of jobs.

## SUPPORT FOR WORKFORCE AND COMMUNITY DEVELOPMENT

- In addition to Bedrock's support of the Randolph and Breithaupt schools, Bedrock has been working with its construction managers to market jobs available on Bedrock projects, such as the Ready. Set. Build. Expo on Nov. 14<sup>th</sup>, 2018 at TCF Center, which attracted approximately 3,000 Detroiters looking for job opportunities in the trades.
- For Hudson's specifically, the Barton Malow outreach team is engaged on multiple fronts:
  - They have held business outreach events to search for local firms and to allow opportunities for networking and potential partnering. They have created a database of business contacts along with information such as Detroit based, Wayne County based, Minority owned, and Women owned, etc.
  - They have been meeting with community partners such as DESC, SEMCA, MI Building Trades, union halls, and more.

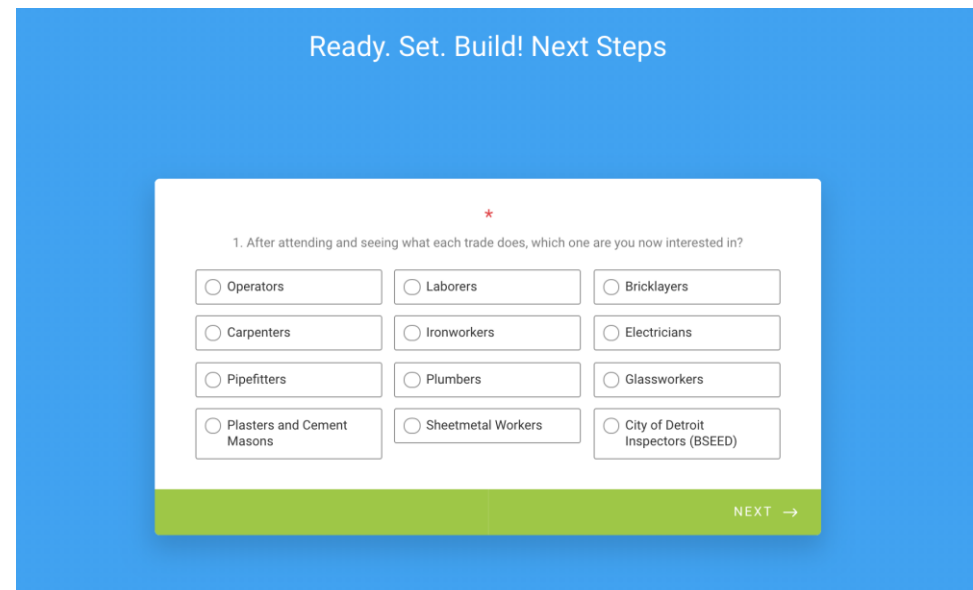
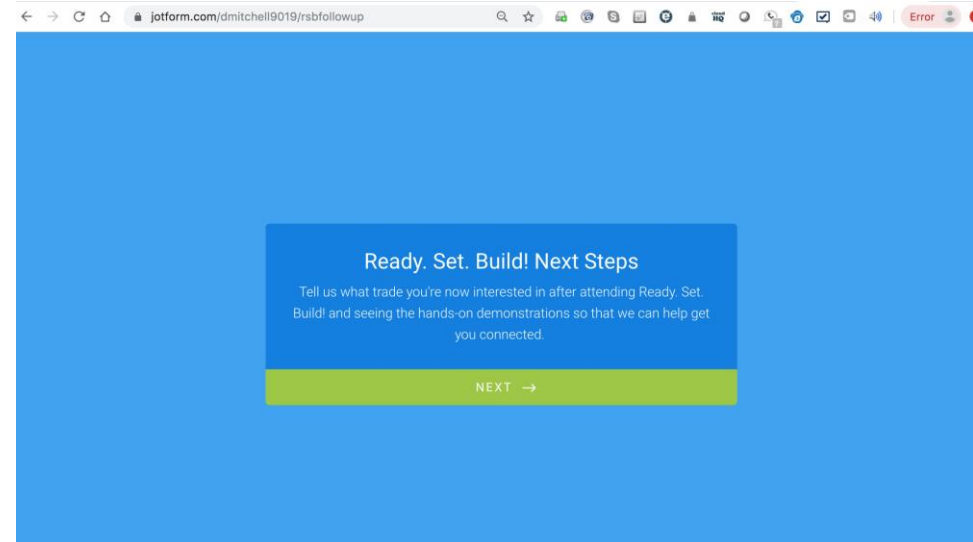


# READY. SET. BUILD! – FOLLOW UP



# READY. SET. BUILD! – FOLLOW UP

- 3,000 attendees
- Partners who benefited
  - Access for All
  - Women Who Weld
- 200 responses to follow up questionnaire
- phone calls from BMC
- Working with DESC to identify training opportunities







# READY. SET. BUILD! – FOLLOW UP

## Registration

The registration process consists of four steps:

- Step 2 of 4:** Fields for First Name, Last Name, Zip Code, and Phone. Includes a [BACK](#) button.
- Step 1 of 4:** Fields for Enter Email, Confirm Email, Enter Password, and Confirm password. Includes a [CANCEL](#) button.
- Step 3 of 4:** Fields for Birthday (Month, Day, Year), Military Status, Region, and Referral Source. Includes a [BACK](#) button.
- Referral Source Dropdown:** A list of options including Carpenters Career Fair, Detroit Employment Solutions Corporation, Henry Ford College, Randolph Career and Technical Center, Ready Set Build Construction Expo, Schoolcraft College, Southeast Michigan Training Alliance, Wayland Career Fair, Wayne County Community College, and Other. Includes a [BACK](#) button.

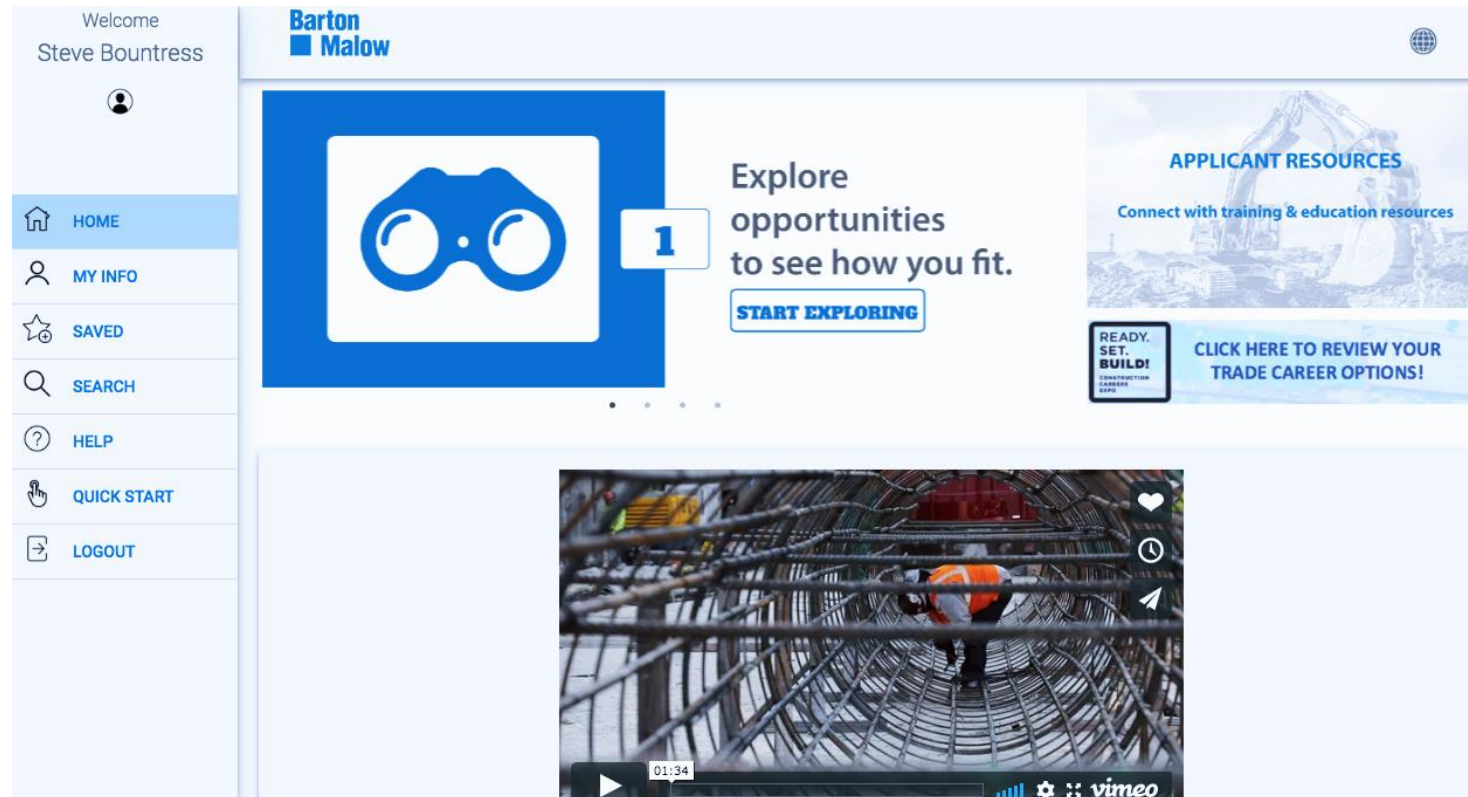
### Keys to registration:

- Fields are required
- Job Seeker’s referral source is collected.
- A welcome email is sent upon registration completion



# READY. SET. BUILD! – FOLLOW UP

## Successful Registration/Login



### Home Page:

- Scrolling four tiles with quick start instructions
- BMC Ready.Set.Build video in the center
- Links to education & training on far right side

# Education Links


BMC Home Trade Career Options

## BMC Training Partners

[CLICK HERE TO REVIEW YOUR TRADE CAREER OPTIONS!](#)




Detroit Employment Solutions Corporation    Southeast Michigan Training Alliance    Randolph Career and Technical Center    Wayne County Community College    Schoolcraft College    Henry Ford Community College



**APPLICANT RESOURCES**

Connect with training & education resources




**CLICK HERE TO REVIEW YOUR TRADE CAREER OPTIONS!**

Links from Home Page takes the Job Seeker to Education Resources and Trade exploration

BMC Home Trade Career Options

## Trade Career Options



**READY. SET. BUILD!** CONSTRUCTION CAREERS EXPO

### SKILLED TRADES CAREERS: WHAT ARE MY OPTIONS?

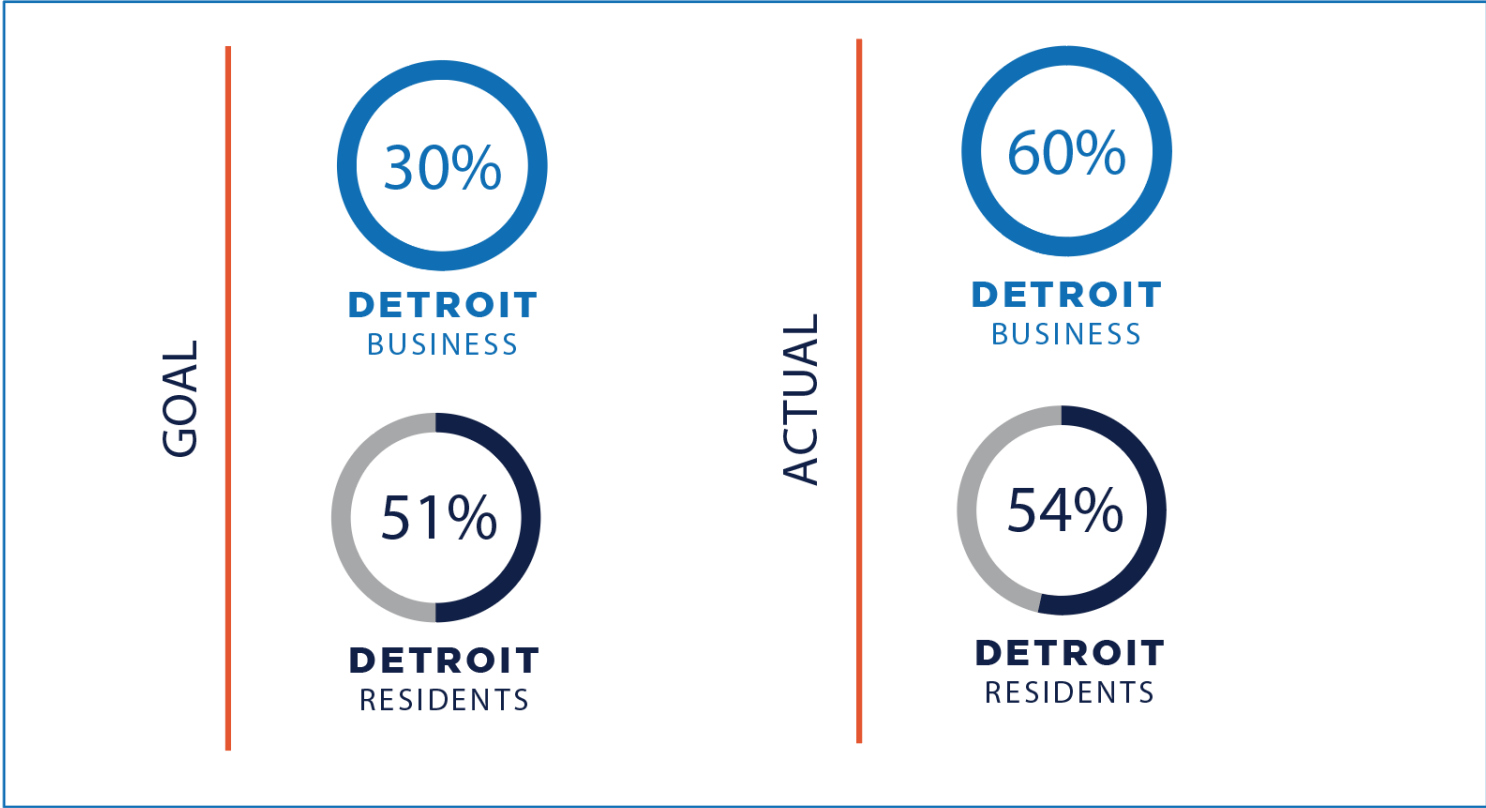
**TRADES:** WHICH TRADE FITS YOU?

- Asbestos & Abatement Workers
- Boilermakers
- Bricklayers & Restoration Workers
- Carpenters
- Iron Workers
- Millwrights
- Operating Engineers
- Painters



# READY. SET. BUILD! – FOLLOW UP

## Hudson's Project to Date Stats



## EXECUTIVE ORDER COMPLIANCE AND STRATEGY

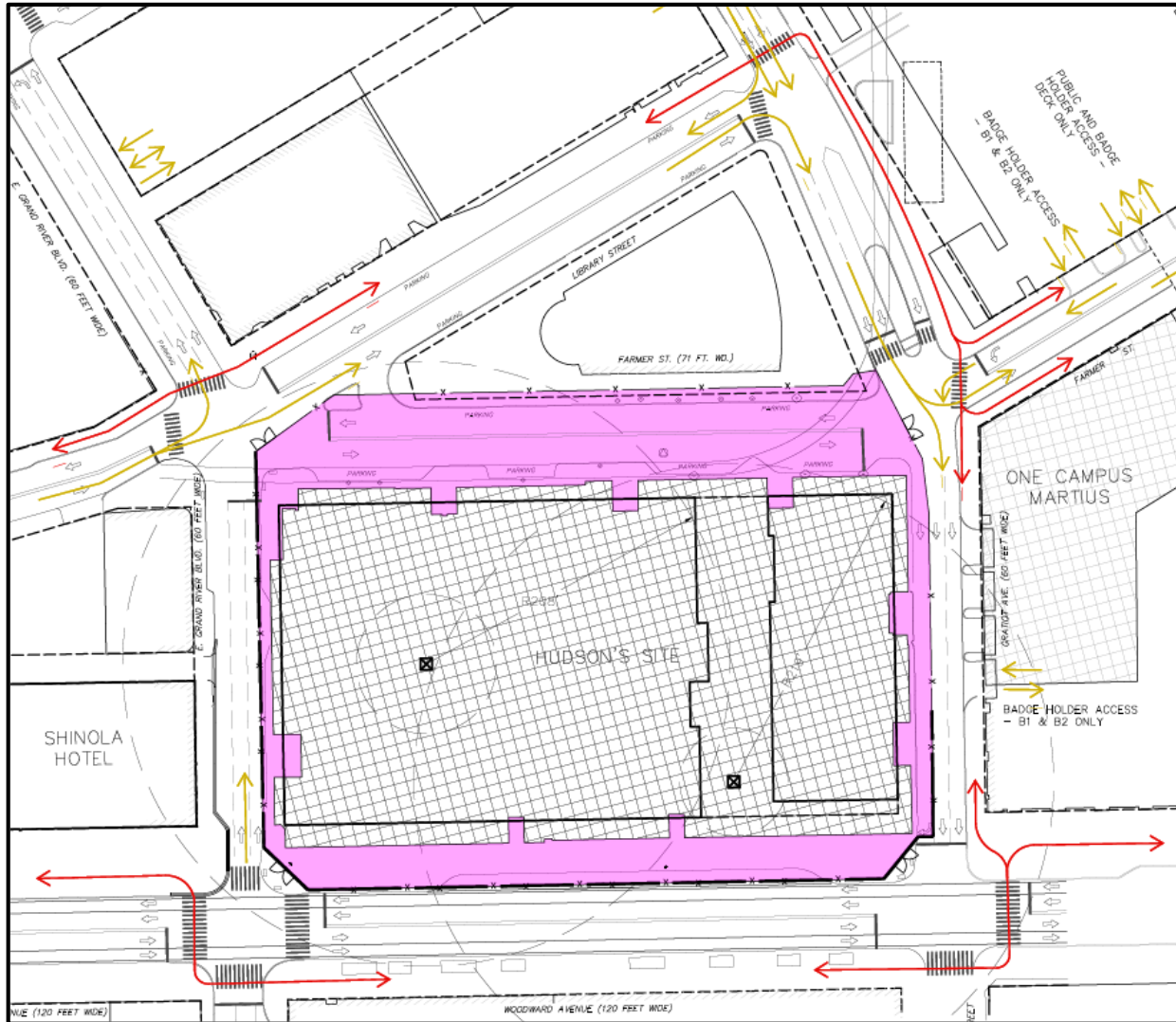
- Bedrock is committed to working with its contractors to ensure as many Detroiters as possible are working on the Hudson's development.
- Construction on the Hudson's Site is subject to Executive Order 2016-1 or the 51% Detroiters requirement. For EO 2016-1, Hudson's currently has 42.9% of the hours worked on the project given to Detroit residents.
  - This includes both Detroit and Skilled Trades Employment Program (STEP) hours worked.
- According to the City, fines paid pursuant to Executive Order 2016-1 go to support workforce training.
- Bedrock is subject to comply with Executive Order 2014-5 as well. For EO 2014-5, 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.



## CONSTRUCTION UPDATES – COMMUNICATION

- Bedrock has been providing information on construction and related activities in connection with Hudson's to mitigate the impact on the downtown community via email blasts to the NAC as well as via DDP's Traffic & Parking Committee. The DDP's communication channel can be subscribed to through this link: <https://downtowndetroit.org/about-ddp/contact/>
- Bedrock has reached out to the NAC and PDD staff via email to share updates regarding construction activities that will impact the areas around the Hudson's Site. Recent examples of outreach include:
  - Emails sharing street closures for utility work around site: July 7<sup>th</sup>, 11<sup>th</sup>, and Aug 1<sup>st</sup>
  - Email sharing street closure for exploratory utility digging on Gratiot Avenue: Sept 9<sup>th</sup>, 2019
  - Email sharing street closure for utility work on Gratiot Avenue: Oct 30<sup>th</sup>, 2019
- The City has a partnership with Waze to share and receive real-time traffic information and it has also been working to ensure the Park Detroit app is able to provide residents and visitors to the City the ability to find parking spots when conducting their business.

# CONSTRUCTION UPDATES – TRAFFIC AND LOGISTICS PLAN



- Bedrock has a traffic logistics plan related to pedestrian and vehicular traffic on file with the City.
- Bedrock expects the proposed vehicular and pedestrian routes to remain consistent during the construction period.

PEDESTRIAN ROUTE



VEHICULAR ROUTE





## NOISE AND CONSTRUCTION SAFETY

- Bedrock and its contractors have continued to follow the City's noise ordinance, which allows working hours between 7am and 10pm, and Michigan Occupational Safety and Health Administration's (MIOSHA) requirements.
- We have taken steps to ensure that time restraints are 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.)

# NOISE AND CONSTRUCTION SAFETY

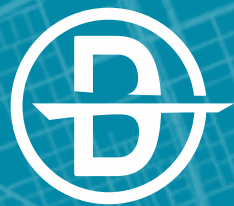
- To date, Bedrock has been using concrete barriers and screening fences / panels to create a safety zone around the site.
- As the project progresses, additional measures will be taken, in particular to ensure fall protection and protect from falling debris during the tower construction.
- Examples of the safety systems that can be used include cantilevered debris netting and enclosures for engineered scaffolding.



# LIGHT POLLUTION, FUGITIVE DUST CONTROL AND ENVIRONMENTAL MITIGATION

- Dust control has taken place using multiple methods including:
  - Managing physical dust generating activities to reduce dust creation
  - Suppression of any dust, typically using water fog
  - Removal of road dirt through street sweepers
- Soil borings and testing has been completed in limited areas, and to date, no new site contaminants have been encountered.
- If we encounter contaminants during construction, they will be handled using protocols established by MIOSHA and other governmental agencies.

# NAC Questions + Discussion





# General Q&A





Thank You NAC!

