



**Civil Rights, Inclusion
and Opportunity**

CITY CLERK 2020 FEB 27 AM 10:40





COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 1240
DETROIT, MICHIGAN 48226
PHONE: 313.224.4950
FAX: 313.224.3434

To: Honorable Detroit City Council
Neighborhood Advisory Councils
From: Charity R. Dean, Esq., Director, Charity R. Dean, Esq., Director, Civil Rights, Inclusion and Opportunity
Date: February 20, 2020
Re: **Community Benefits Ordinance Biannual Report for Wgle: Midtown West**

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

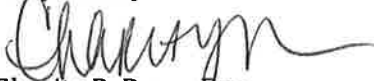
Wgle project currently has **0** of their commitments **"Off Track"**

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- Actions taken towards satisfying commitment	6
	Off Track-Commitment not fulfilled	0
	Not Started- No action taken	11
	Additional information requested	1
Completed	Commitment fulfilled	5
Total Commitments		23

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




Project Name/Location: Wigle: Midtown West/ 456 East 173rd Street





Agreement Approval Date: January 27, 2020





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





January 2020 Report

	Commitment	Finding	Status
1.	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	The city park will be located along 4th Street, between Tuscola and Brainard. The current design will enhance pedestrian activity by concentrating pedestrian activity along the street frontages.	
2.	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	On November 15, 2019 \$50,000 was contributed to the Cass Corridor Neighborhood Development Corporation.	Completed
3.	Developer will provide in the Project deeper affordability for rental units at the Project such that: <ul style="list-style-type: none">• 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 determines as of lease execution. For the purposes of this Agreement, "Area Median Income" means the median family income for the Wayne County AMI as published by MSHDA.	Construction anticipated to begin mid-2020. Rental units currently planned to be affordable at 2.5% at 40% AMI and 17.5% at 50% AMI.	

	Commitment	Finding	Status
4.	Developer will adhere to the local marketing plan for affordable units	Construction anticipated for mid-2020. At the appropriate time the Developer plans to adhere to the local marketing plan for affordable units.	
5.	Developer will use renowned professionals to design the Project	The Developer has retained internationally acclaimed architect Daniel Libeskind to design Parcel 1, Phase 1 of the development.	Completed
6.	Developer agrees that the project will follow a pedestrian focused urban design.	Construction permits have been approved. The project hides parking and provides active retail storefront spaces on building frontages. As well as reconnecting the city's street grid for better accessibility to the site by pedestrians.	Completed
7.	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.	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 26 condominiums containing a mix of studios (2), 1 bedrooms (14) and 2 bedrooms (10). The condominiums are for sale only and not for rent, thus there are no affordable units.	
8.	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.	The Developer intends to research strategies in the arts and not for profit communities to strategically support local art within both its development and the park.	

	Commitment	Finding	Status
9.	Developer will work with the Detroit Community Technology Project to participate in the pre-existing mesh network.	The Developer has been in contacted with the Director of Detroit Community Technology Project to discuss participation in or extension of the mesh network. One of the possible areas of participation is providing access on one or more of the construction buildings, which would allow internet access for the park site.	
10.	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.	The developer has not yet began a community outreach process. However discussions relating to retail options for the project have been held with Midtown Detroit	
11.	Developer agrees that retail rental rates in the Project will reflect market rates at the time the lease is 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.	The Developer has not begun discussions with neighborhood retailers.	
12.	Developer will work with Motor City Match to identify local entrepreneurs for retail space.	The Developer plans to 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.	

	Commitment	Finding	Status
13.	Developer will, to the extent possible, hire a minimum of 51% local contractors that will perform construction of the Project.	The Developer has provided a Local Business Outreach Plan. The Civil Rights, Inclusion and Opportunity Department is awaiting a list from the Developer of local contractors who are performing construction on the project.	
14.	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.	Storm water management will be included in the site design. Parcel 1 triggers the City's Storm Water Management Ordinance. The site plan for Parcel 1 has yet to be approved.	
15.	Developer commits to including certain Enterprise Green Communities Standards into the Project, including energy star appliances, water conserving plumbing fixtures and energy efficient lighting.	The Developers intent is to follow Green Communities Guidelines where appropriate. The design team has been informed of this intent.	
16.	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.	The design for Parcels 1 & 2 is to have trash rooms on each floor. The developer plans to contract with local carting firms that separate and recycle at their facilities.	

	Commitment	Finding	Status
17.	Developer will include street trees along the Lodge access road to serve as a buffer.	Street trees are incorporated into the site plan design for Parcels 1 and 2. The Lodge access road is under control of the City of Detroit Traffic Engineering Department's jurisdiction and the incorporation of street trees will be subject to their review and approval.	
18.	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	HVAC systems for parcel 1 are in process of being evaluated/ One evaluation criteria is minimum openings on the faced along the Lodge Access road.	
19.	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.	The Developer is aware of the commitment and at appropriate construction stage the developer intends to have widows with an OITC rating of 28 or greater.	
20.	The City of Detroit will lead a public engagement process for the design of Wigle Park. A landscape architect will be hired to help design the park through a community engagement process and community engagement will extend beyond the range of the NAC to include a much broader radius. Public engagement will begin within 90 days of the Midtown West land sale closing <ul style="list-style-type: none"> • 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 	The City has led a public engagement process. Landscape architects hosted a listening session and ideas charrette on November 18, 2019. A Presentation of park design based upon feedback from the first is Scheduled for tomorrow January 30, 2020 at 6pm. Present revised concepts for further community discussion and feedback will be conducted in in April.	

	Commitment	Finding	Status
21.	<p>Land identification for Additional Midtown Parks</p> <ol style="list-style-type: none"> 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 	<ul style="list-style-type: none"> • The City has an agreement for a new playground to be built on DWSD land at 4th-Calumet (0.17 acres, 0.2 miles away) • John R-Watson park expansion (0.57 acres, 0.6 miles away) • 4th-Charlotte park expansion (0.76 acres, 0.3 miles away) 	Completed
22.	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	The General Services Department has engaged residents through a public design process within 90 days of the closing of the land sale.	Complete
23.	GSD will begin construction on additional parkland within 12-months of the land sale closing.	The General Services Department will begin construction this summer or fall on Wigle and 4 th -Calumet parks.	