



DESIGN AND DEVELOPMENT INNOVATION TEAM

THIS TEAM MANAGES THE COMMUNITY BENEFITS ORDINANCE, PROVIDES DESIGN REVIEW FOR NEW DEVELOPMENT PROJECTS, CONDUCTS PERMITS REVIEWS, AND ADVISES RESIDENTS, STAKEHOLDERS, AND OTHER CITY DEPARTMENTS ON GENERAL ZONING MATTERS.

VIRTUAL OFFICE HOURS
Thursday June 25th



DESIGN & DEVELOPMENT INNOVATION TEAM

VIRTUAL OFFICE HOURS

Welcome + Agenda

- Introduction to Design & Development Innovation Team and Roles
- City of Detroit and PDD Operations Changes
- PDD Remote Community Engagement Guidelines
- Q & A / Breakout Discussion

The [Design and Development Innovation Team](#) facilitates many of the development-related functions of the Planning and Development Department (PDD).

This team manages the Community Benefits Ordinance, provides design review for new development projects, conducts permits reviews, and advises residents, stakeholders, and other City departments on general zoning matters.

More information available at www.detroitmi.gov/pdd

KEEPING IN TOUCH DURING THE COVID-19 PANDEMIC (AND BEYOND)

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CLICK TO SIGN UP

VIRTUAL OFFICE HOURS
JOIN US!
ON THURSDAY JUNE 11TH
& THURSDAY JUNE 25TH
ON ZOOM 11AM-12:30PM
Click to Register

A graphic for virtual office hours. It features a central laptop screen displaying a Zoom meeting with four participants. The text "VIRTUAL OFFICE HOURS" is written on the screen. Surrounding the laptop are various icons: gears, a speech bubble, a mail icon, and a chat bubble. There are also green leafy plant illustrations on the sides.

[Facebook.com/DetroitPlanning](https://www.facebook.com/DetroitPlanning)

KEEPING IN TOUCH DURING THE COVID-19 PANDEMIC (AND BEYOND)

General COVID-19 Resources and Information at www.detroitmi.gov/coronavirus

- [Printable brochure also available to distribute](#)

CENSUS 2020 – Be sure to fill it out and spread the word to your neighbors about the importance of being counted

<http://becounteddetroit.org>

<http://my2020census.gov>



COVID-19 INFORMATION & RESOURCES

Get info on everything COVID-19

call: 313.876.4000

email: dhdoutbreak@detroitmi.gov

visit: detroitmi.gov/coronavirus

Available 24/7

COVID-19 TESTING
at State Fairgrounds



THE CENSUS MATTERS MORE THAN EVER!

Federal funding for healthcare, school lunches, emergency services is based on population which is determined by the Census count!

Easy – Only 9 questions.

Confidential – Census information is not shared with ANYONE for 72 years!

Count where you stay – The address on your license does not matter. The Census counts you where you eat and sleep!

FILL IT OUT

- Online: my2020census.gov
- Call: 844-330-2020 (English)
- Call: 844-468-2020 (Spanish)
- Use a paper form

BE COUNTED AS A DETROITER!

DESIGN & DEVELOPMENT INNOVATION TEAM



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Design Review



Aaron Goodman

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Community Benefits Ordinance

ZONING INNOVATION

Role and Responsibilities:

- Conducts Site Plan Reviews for Traditional Main Street Overlay areas (TMSO)
- Advises PDD and other City departments on general zoning matters
- Translates City and neighborhood visions into regulatory language, ordinances and initiatives that guide development efforts, environmental protection efforts and the preservation of critical historic assets
- Explores more exploring more flexible and appropriate forms of land use regulation to support Detroit's revitalization

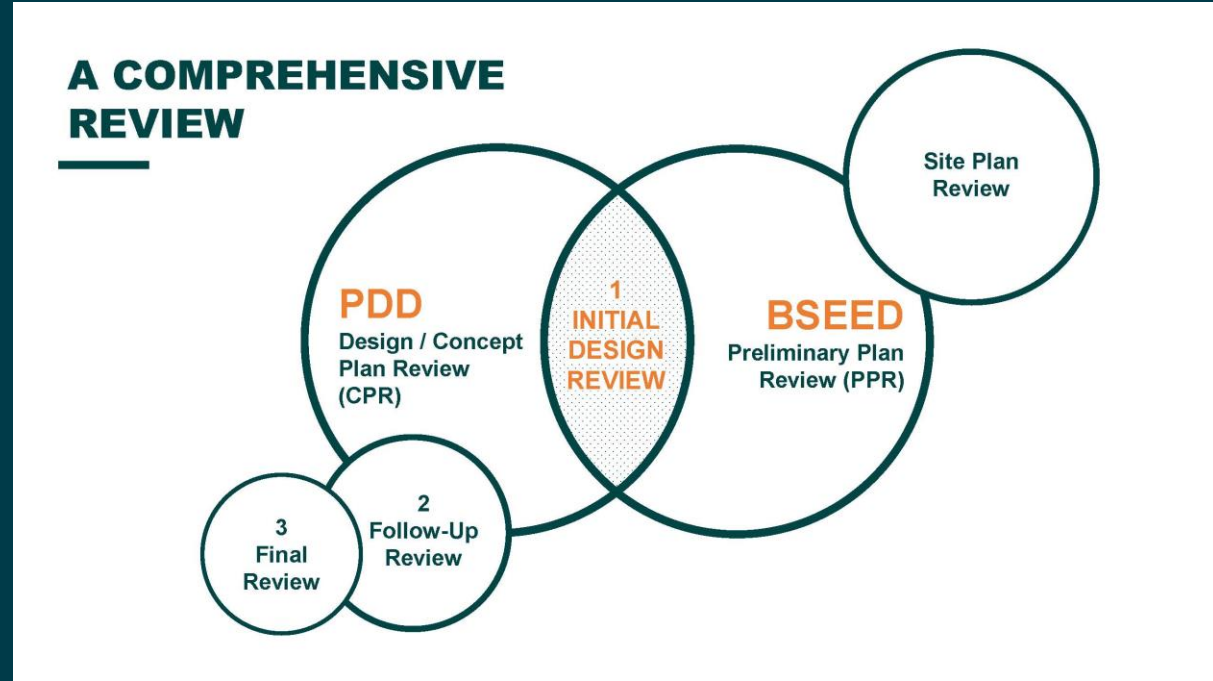
**NEWS: Traditional Main Street Overlay Revision /
Mix Tape Zoning going to Council July 2nd**

DESIGN REVIEW

Concept Plan Review aka Design Review:

A pre-development design review service offered by the City of Detroit Planning and Development Department.

PDD will review development Projects in 1 to 3 meetings to confirm accordance with Planning and Development Department (PDD) Guiding Principles.



DESIGN REVIEW – PDD GUIDING PRINCIPLES

The City of Detroit is committed to advancing equity, sustainability, resilience, and healthy living for those who live, work and play within and around project areas. Proposals for development should follow basic urban design principles and established neighborhood development strategies that will offer a variety of building typologies with meaningful architectural expressions.

Buildings shall be designed in proper form and function within the neighborhood context, and shall be placed in relationship to adequate open space. Proposed open space (streets, parks, and squares) and buildings shall be designed in relationship with each other, with the understanding that the parks, streets, and squares facilitate “eyes and ears on the street.”

In general, the City will review new development projects against these guiding principles.

DESIGN REVIEW – PDD GUIDING PRINCIPLES



HISTORIC PRESERVATION

The intent of development is to preserve existing structures and compliment the urban fabric through a thoughtful and intentional approach to design.



ACTIVATE THE PUBLIC REALM

All projects shall build upon the walkable environment, providing a transparent and interactive building frontage and ground level meant to intrigue pedestrians through design and active uses.



MAINTAIN/INTEGRATE THE STREET GRID

Many city blocks have been combined into superblocks or developments built facing inwards. The goal is for new development to be directly integrated into the existing street grid - not to create an isolated development site.



STREET FRONTAGE

All new construction shall be designed along the front lot line of the property adjacent to the public right of way. Parking shall not be provided between the building frontage and the street edge.



APPROPRIATE DENSITY

Any new building shall be appropriate in scale with surroundings.



BUILDING FORM AND MATERIAL

The site shall incorporate sound urban design and established development principles. The built environment shall provide interesting building typologies of varied architectural styles and compliment, not mimic, the nature of the existing urban fabric.



PEDESTRIAN EXPERIENCE

Where appropriate, alleyways will serve as the main point of automotive ingress and egress. Curb cuts onto public right of way will be minimized or obsolete in order to provide a safe, walkable, pedestrian oriented street design.



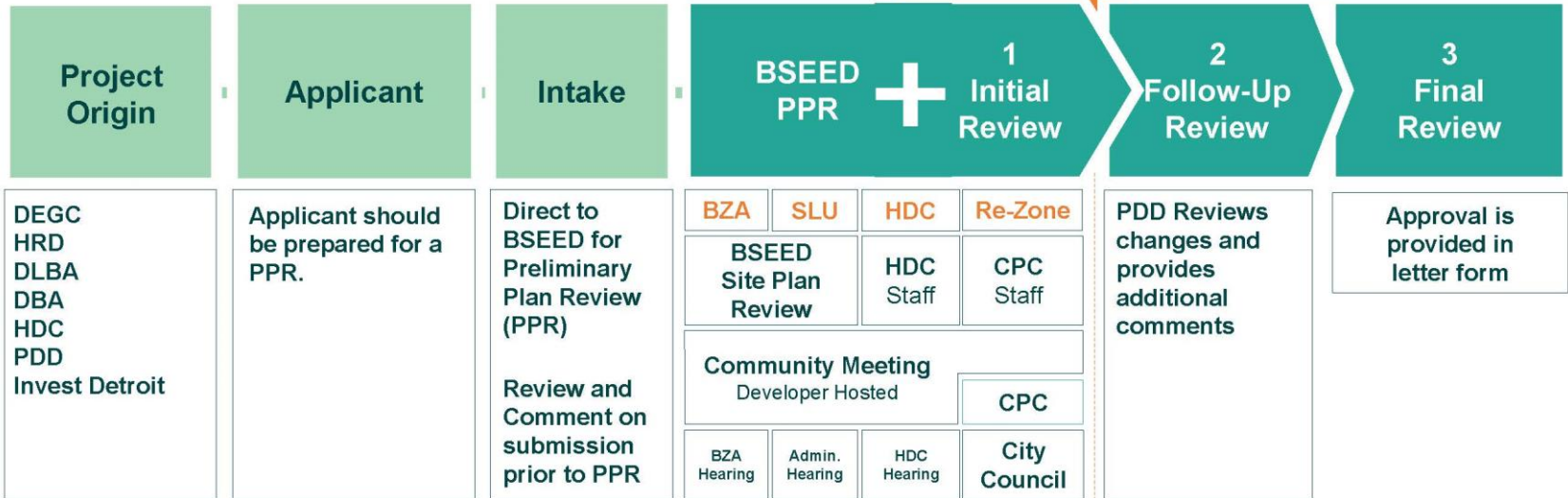
PARKING AND ACCESS

All on-site parking shall be appropriately landscaped or be screened from view, preferably developing parking lot edges of the site with new construction in order to shield the parking from view.

DESIGN REVIEW

DESIGN REVIEW PROCESS

Projects should be financially vetted after an initial design review.



Design Review to be completed before seeking Site Plan Review or any other approvals.

COMMUNITY BENEFITS ORINDANCE (CBO)

CBO Fast Facts



**CBO WAS
APPROVED
BY DETROITERS
IN 2016
ELECTIONS**



**A PROCESS FOR
DEVELOPERS
TO PROACTIVELY
ENGAGE WITH THE
COMMUNITY
TO IDENTIFY AND
ADDRESS ANY
PROJECT IMPACTS**

CBO TRIGGERS

The Community Benefits Ordinance TIER I requirements only applies to a development project if...



\$75M
OR MORE IN
CONSTRUCTION
COSTS

+



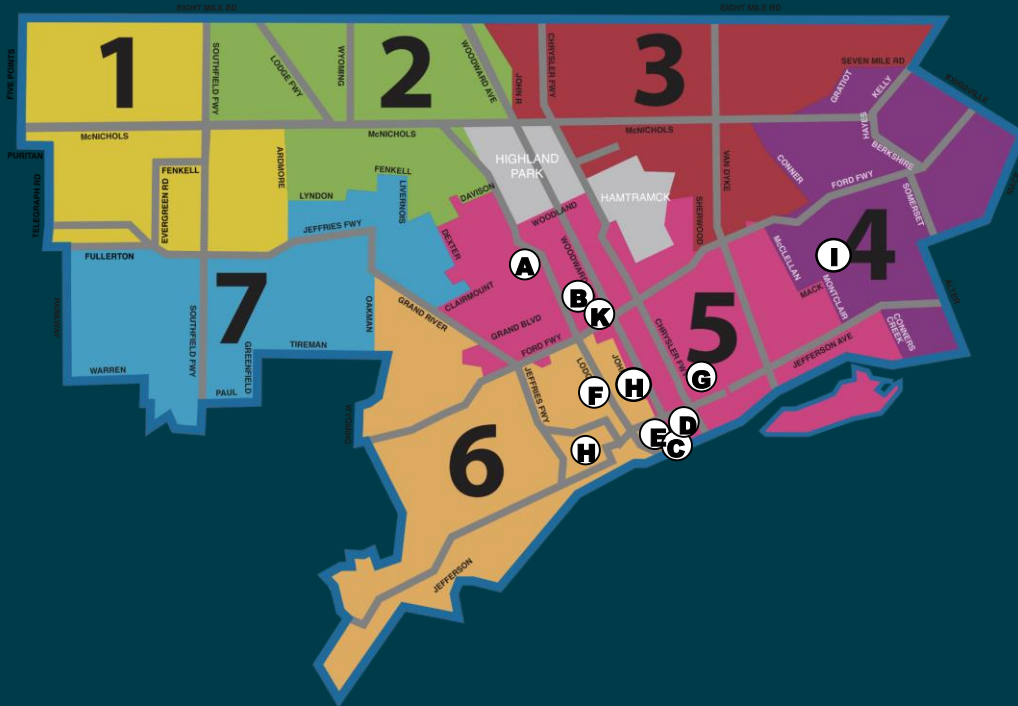
\$1M
OR MORE
IN CITY TAX
ABATEMENTS
IN THE CITY
OF DETROIT

OR



\$1M
OR MORE
IN VALUE OF
CITY PROPERTY
**SALE OR
TRANSFER
WITHOUT
OPEN BIDDING**

10 CBOS COMPLETED SINCE 2017*



- A** HERMAN KIEFER
5 MEETINGS
- B** PISTONS
6 MEETINGS
- C** HUDSONS
5 MEETINGS
- D** BOOK TOWER & MONROE BLOCKS
6 MEETINGS
- E** DETROIT FREE PRESS BUILDING
4 MEETINGS
- F** WIGLE
8 MEETINGS
- G** LAFAYETTE WEST
5 MEETINGS
- H** MICHIGAN CENTRAL STATION
8 MEETINGS
- I** FCA
8 Meetings
- J** THE MID
5 Meetings
- K** *CASS & YORK
(PROCESS SUSPENDED AFTER 7th MEETING)

CBO PROCESS

How is the community engaged?



THE
NEIGHBORHOOD
ADVISORY
COUNCIL (NAC)
9 RESIDENTS
FROM THE
IMPACT AREA



THE NAC MEETS
WITH **PLANNING &
DEVELOPMENT,**
THE DEVELOPER,
AND COMMUNITY
TO IDENTIFY
PROJECT IMPACTS



THE NAC
DEVELOPS
SUGGESTIONS
TO IDENTIFIED
IMPACTS AND
THE
DEVELOPER
RESPONDS



THE CITY AND
DEVELOPER
GENERATE AN
AGREEMENT
IN RESPONSE
TO THE
IMPACTS WITH
THE NAC'S
SUPPORT

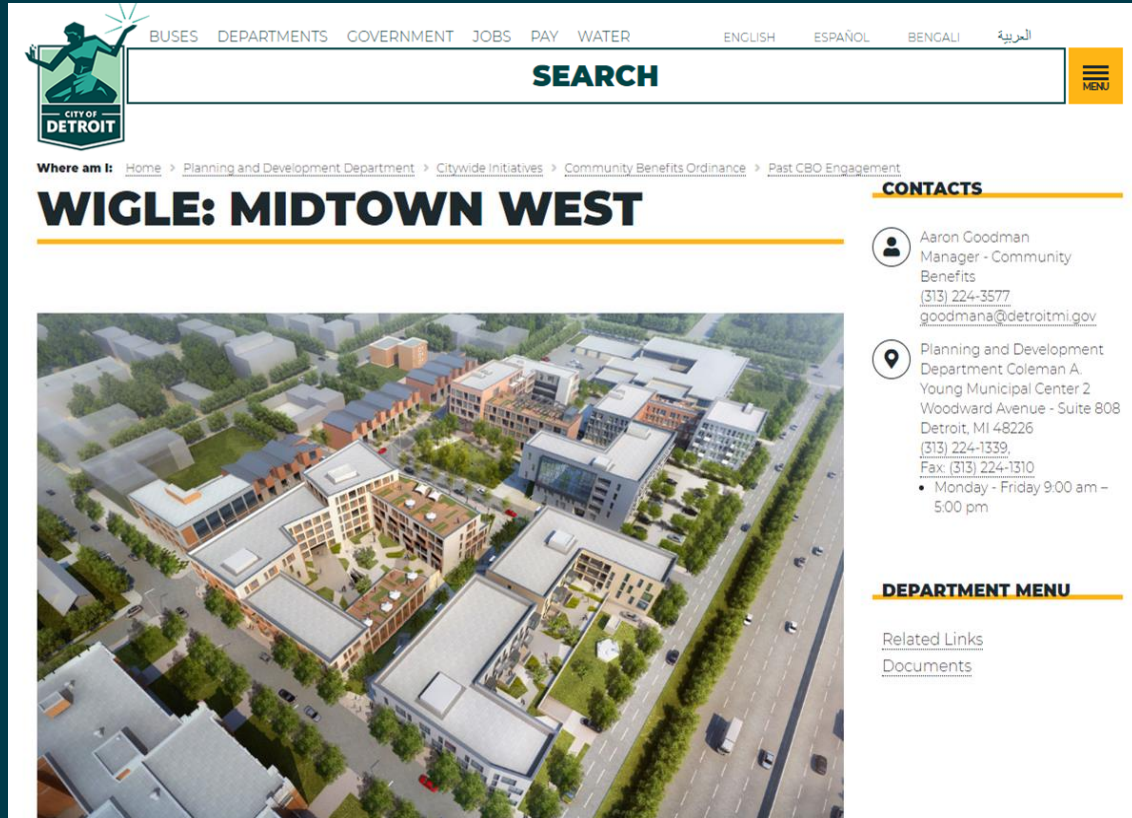
ONCE CBO MEETINGS ARE COMPLETED

All documents and reports are posted on City of Detroit Website: Detroitmi.gov/CBO

PDD hosts **Public Annual Update Meeting** with NAC and Developer (at least 2 years)

CRIO monitors and enforces agreement and publishes **Compliance Report** twice per year.

Comments on project compliance can be submitted to CRIO at Bit.ly/CBOComment



The screenshot shows the City of Detroit website interface. At the top, there is a navigation menu with links for BUSES, DEPARTMENTS, GOVERNMENT, JOBS, PAY, WATER, ENGLISH, ESPAÑOL, BENGALI, and العربية. A search bar is prominently displayed with the word "SEARCH" in bold. Below the navigation, a breadcrumb trail reads: "Where am I: Home > Planning and Development Department > Citywide Initiatives > Community Benefits Ordinance > Past CBO Engagement". The main heading is "WIGLE: MIDTOWN WEST". To the right, under the "CONTACTS" section, the contact information for Aaron Goodman is listed: "Aaron Goodman, Manager - Community Benefits, (313) 224-3577, goodmana@detroitmi.gov". Below this, the address is provided: "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". A "DEPARTMENT MENU" section is also visible, with links for "Related Links" and "Documents". A large aerial photograph of the WIGLE Midtown West development is shown in the center of the page.

CITY OPERATIONS UPDATES FOR DEVELOPMENT AND CONSTRUCTION DUE TO COVID-19

- [PDD Remote Community Engagement Guidelines](#)
- Project Reviews Continuing (Design Review / TMSO / CBO)
- Preliminary Plan Reviews taking online place via Zoom
- Required Public Meetings for Project Approvals (City Council, City Planning Commission, BZA, Historic District, Special Land Use) taking place online via Zoom

CITY OPERATIONS UPDATES FOR DEVELOPMENT AND CONSTRUCTION DUE TO COVID-19

- **Development Resource Center:** Looking for help and information on how to get your project permitted? Visit the City of Detroit BSEED Development Resource Center (DRC) at www.detroitmi.gov/drc
 - Check your zoning
 - Review potential permit list
 - Schedule Preliminary Plan Review
 - Submit for Permit or Site Plan Review
 - Review permit library

CITY OPERATIONS UPDATES FOR DEVELOPMENT AND CONSTRUCTION DUE TO COVID-19

- **Civil Rights, Inclusion, and Opportunity Department (CRIO):** Conducting Tax Abatement, Construction, and CBO compliance
- **[DetroitMeansBusiness.org](https://detroitmeansbusiness.org):** Providing a guide and playbook for how to reopen business activities while protecting the health of your employees and customers. Includes funding resources, help on securing PPE, tech assistance webinars and best practices to maintain a safe workplace and business. You can also call the small business call center at: 1-844-333-8249

PLANNING & DEVELOPMENT DEPARTMENT'S (PDD) ENGAGEMENT GUIDELINES DURING THE PANDEMIC

PDD works with the Department of Neighborhoods (DON) and partner departments/agencies (DPW, GSD, HRD, BSEED, DWSD, DLBA, DEGC) in two broad categories of community engagement:

1. Best practice neighborhood engagement, including: *Neighborhood Framework Plans & City- and Affiliate-led projects*
2. Required engagement for development projects, such as: *Community Benefit Ordinance (CBO) projects, Rezoning, Historic District Commission*

[Click here](#) to view PDD's recommendations for continued community engagement using tools that allow for remote interaction and social distancing. These should also serve as a tool for other audiences and stakeholder to adapt and utilize where needed.

Q & A / Breakout Groups



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THANK YOU!



Example SPR Review Approval Paths

