

# **HERMAN KIEFER ANNUAL COMMUNITY BENEFITS UPDATE MEETING**

**November 19<sup>TH</sup>, 2020**



# MEETING AGENDA

1. WELCOME AND INTRODUCTION
2. CBO MONITORING AND ENFORCEMENT
3. COMMUNITY BENEFITS UPDATES
4. HERMAN KIEFER DEVELOPMENT AND DESIGN UPDATES
5. NAC QUESTIONS AND DISCUSSION
6. ROSA PARKS / CLAIRMONT PLANNING STUDY UPDATE
7. GENERAL Q & A



# **THANK YOU NEIGHBORHOOD ADVISORY COUNCIL!**

- **George Adams** – Elected by Impact Area Residents
- **Kathy Blake** – Elected by Impact Area Residents
- **Marquita Reese**– Appointed by Council President Brenda Jones
- **Sharon Calmese**– Appointed by At-Large Council Member Janeé Ayers
- **Dr. Althea Armstrong** – Appointed by Council President Pro-Tempore Mary Sheffield
- **Renee Gunn**– Appointed by Planning & Development
- **Raymond Thomas**– Appointed by Planning & Development
- **Marquisha Booker**– Appointed by Planning & Development
- **Lorenzo Jones** – Appointed by Planning & Development

**In Memorial -  
NAC Member  
Lorenzo Jones**







[Click to view Lorenzo Jones Oral History Video Clip](#)



# HERMAN KIEFER CBO IMPACT AREA



## Herman Kiefer Community Benefit Ordinance

-  Mailing Properties
-  Herman Kiefer Site
-  2010 Census Tracts
-  Planning Impact Area



# CBO ENGAGEMENT PROCESS

WHAT WE HEARD FROM THE COMMUNITY

**7 CBO  
MEETINGS**

**600+  
ATTENDEES**

**MARCH  
- JUNE  
2017**

**Housing  
stabilization  
&  
affordability**

**Local hiring &  
employment**

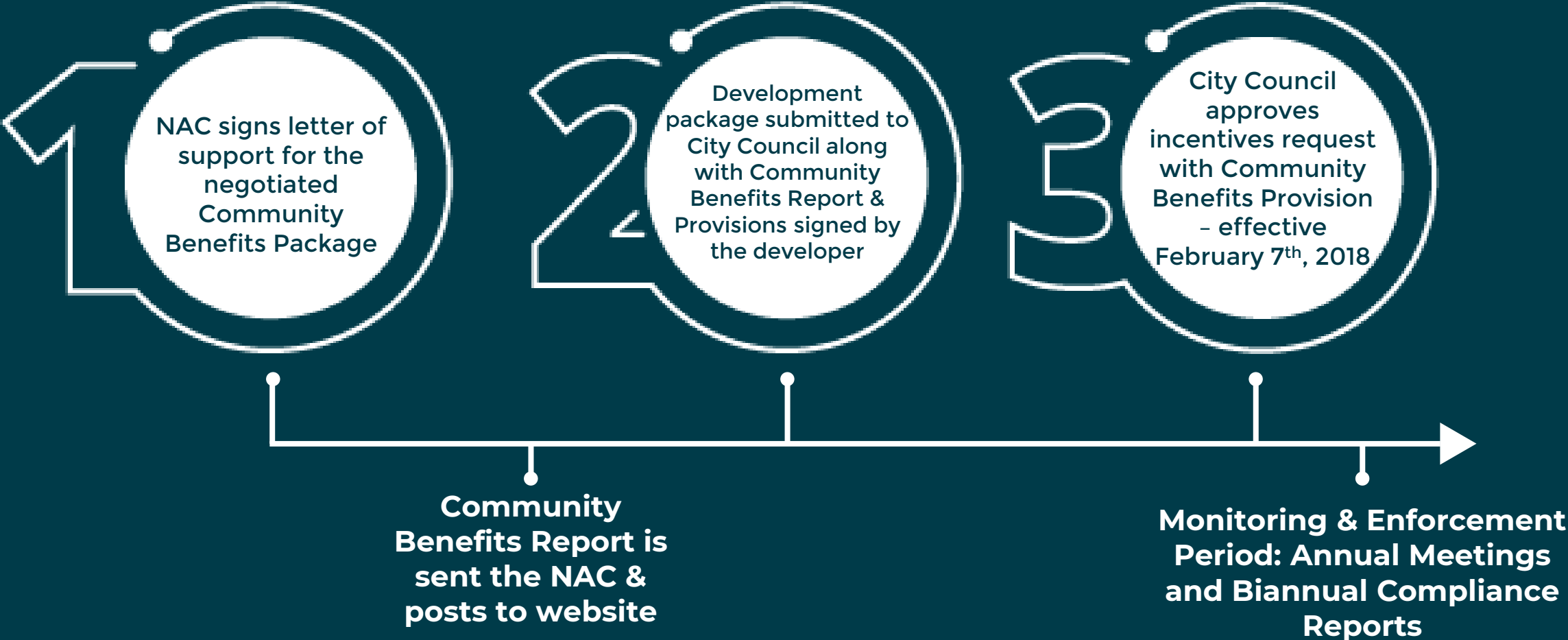
**Improve  
and  
maintain  
vacant land**

**Improve  
public  
space &  
recreation  
facilities**

**Communication  
& information**

**Activation  
and public  
events on  
the campus**

# ONCE CBO MEETINGS ARE COMPLETED





# COMMUNITY BENEFITS PROVISION CONTENT

<p><b>Enforcement Mechanisms for the Community Benefits Provision</b></p> <p>Ex. Claw-back of City-provided-benefits, revocation of land transfers or land sales, penalties and fees</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>

*The Community Benefits Provision Agreement remains in effect throughout the duration of the project*

# ONCE CBO MEETINGS ARE COMPLETED

All documents and reports are posted on City of Detroit Website: [Detroitmi.gov/CBO](http://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](http://Bit.ly/CBOComment)

**BUSES DEPARTMENTS GOVERNMENT JOBS PAY WATER**      **ENGLISH ESPAÑOL BENGALI العربية MORE**

**SEARCH**      **MENU**

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

## HERMAN KIEFER

**CONTACTS**

- Aaron Goodman  
Manager - Community Benefits Ordinance  
[\(313\) 224-3577](tel:3132243577)  
[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](tel:3132241339),  
[Fax: \(313\) 224-1310](tel:3132241310)
  - Monday - Friday 9:00 am – 5:00 pm

**DEPARTMENT MENU**

- [News & Events](#)
- [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**

# CRIO BIANNUAL REPORT

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

**Completed** the commitment has been satisfied!!

- **On Track:** the developer is taking the necessary steps to complete the commitment
- **Off Track:** the developers has not fulfilled the commitment or has not meet deadlines
- **Off Track:** the developer has not fulfilled the commitments but has submitted a compliance plan.
- **Covid-19:** compliance has been impacted by Covid-19
- **Not Started:** the developer has taken no action
- **Additional Information Requested:** the developer has not yet responded to a request for information

Reports are produced twice a year 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 dashboard for Community Benefits Ordinance Compliance Monitoring. The page features a navigation bar with links for BUSES, DEPARTMENTS, GOVERNMENT, JOBS, PAY, WATER, ENGLISH, ESPAÑOL, BENGALI, and العربية. A search bar is prominently displayed. The main content area includes a breadcrumb trail: 'Where am I: Home / Civil Rights, Inclusion & Opportunity Department / DASHBOARD'. The title 'COMMUNITY BENEFITS ORDINANCE COMPLIANCE MONITORING' is displayed in large, bold letters. Below the title, there is a section for public comment forms with the text: '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 list of 'Current Biannual CBO Reports' is provided, including: 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. On the right side, there are 'CONTACTS' and 'DEPARTMENT MENU' sections. The contacts section lists the Civil Rights, Inclusion & Opportunity department with phone, fax, and email information, and provides the address: 2 Woodward Avenue, Suite 1240, Detroit, MI 48226, along with hours: Monday - Friday, 8:30 am - 4:30 pm. The department menu section includes a link to the 'CRIO Facebook Page' and 'Related Links'.

## 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

### **Tenika Griggs**

*Incentives Compliance Manager*

[tenika.griggs@detroitmi.gov](mailto:tenika.griggs@detroitmi.gov)

O: (313) 224-3593 C: (313)671-6756

### **Jacob Jones**

*Inclusion Analyst*

[Jacob.Jones@detroitmi.gov](mailto:Jacob.Jones@detroitmi.gov)

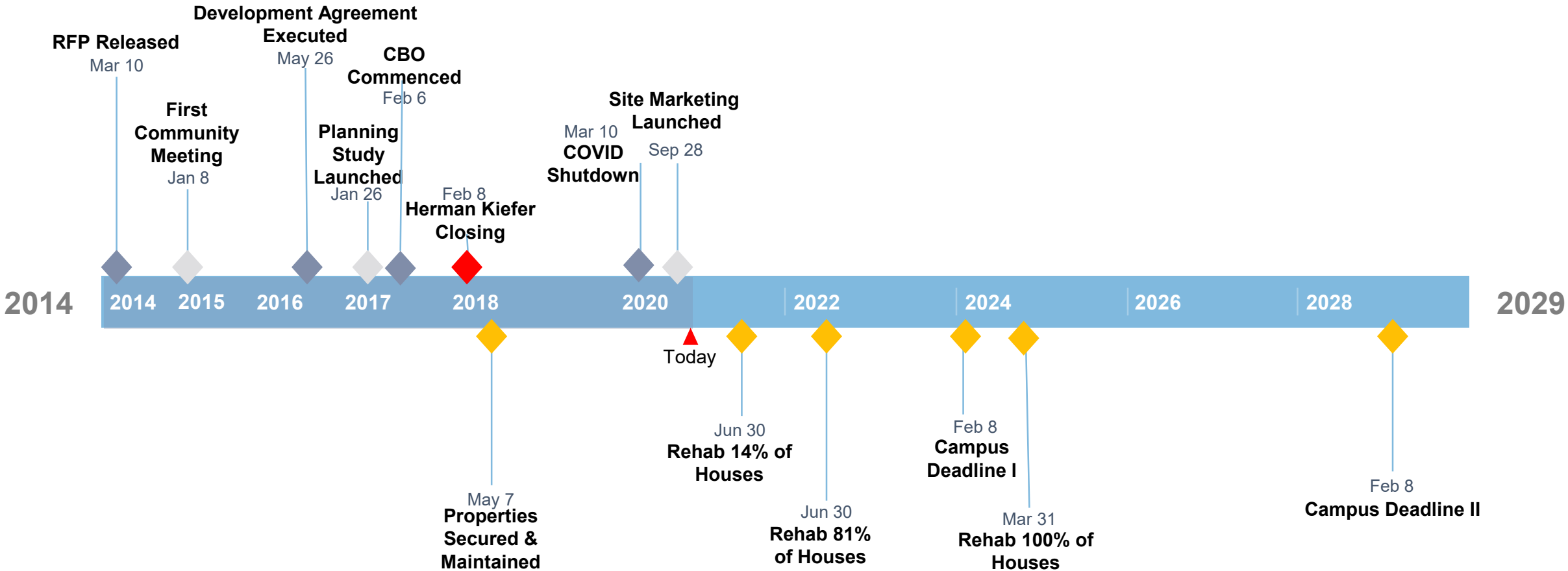
C: (586) 625-6496

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

# HERMAN KIEFER DEVELOPMENT ANNUAL COMMUNITY BENEFIT UPDATE MEETING 2020



# HKD | MILESTONES AND KEY AGREEMENT DATES





# HKD | MASTER DEVELOPMENT AGREEMENT COMPLIANCE

Herman Kiefer Development, LLC closed on the purchase of the Herman Kiefer complex and two DPS schools on February 7, 2018, and have already complied with the following obligations:



**REQUIREMENT 1:**  
Secure, maintain, and weatherproof buildings



**REQUIREMENT 2:**  
Clean and maintain open space



**REQUIREMENT 3:**  
Restore play fields and courts

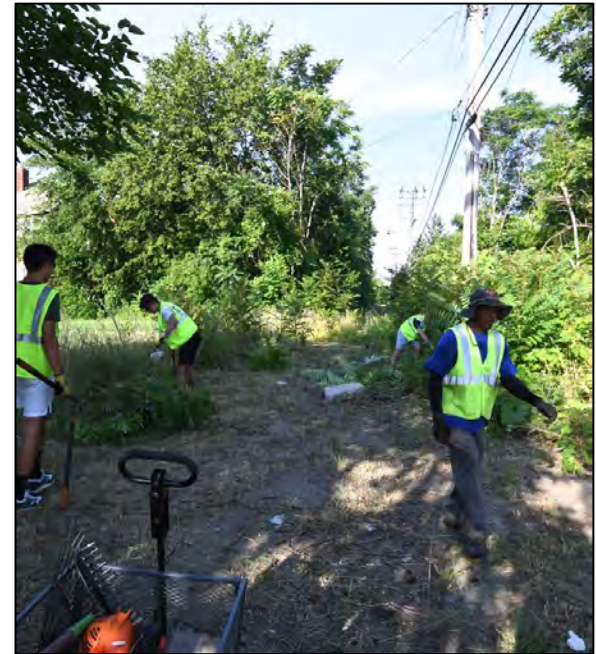


**REQUIREMENT 4:**  
Invest \$1m annually

*As of October 1 2020, HKD has invested more than \$8 million.*

# HKD | DLBA OPTION AGREEMENT COMPLIANCE

Herman Kiefer Development, LLC has the option to purchase approximately 115 structures and 375 vacant lots from the DLBA, and has already complied with the following obligations:



**REQUIREMENT 1:**  
Board and secure structures

**REQUIREMENT 2:**  
Clean and clear lots

# HKD | COMMUNITY BENEFIT COMMITMENTS

## *COMPLETED*

**BOARD UP, SECURE AND MAINTAIN CAMPUS + NEIGHBORHOOD HOUSES UNDER AGREEMENT**

## *IN COMPLIANCE*

**PARTNER WITH LOCAL ORGANIZATIONS AND RESIDENTS TO REHAB AT LEAST 20% OF THE HOMES RENOVATED**

## *IN COMPLIANCE*

**IMPLEMENT MAINTENANCE/STEWARDSHIP PLAN FOR NEIGHBORHOOD PROPERTIES**

## *IN COMPLIANCE*

**MAXIMIZE EMPLOYMENT OF DETROIT-BASED CONTRACTORS AND RESIDENTS**

## *IN COMPLIANCE*

**PRESERVE THE HISTORIC BUILDINGS**

## *IN COMPLIANCE*

**ACTIVATE THE CAMPUS WITH PROGRAMMING AND VIBRANT TENANTS**

## *COMPLETED*

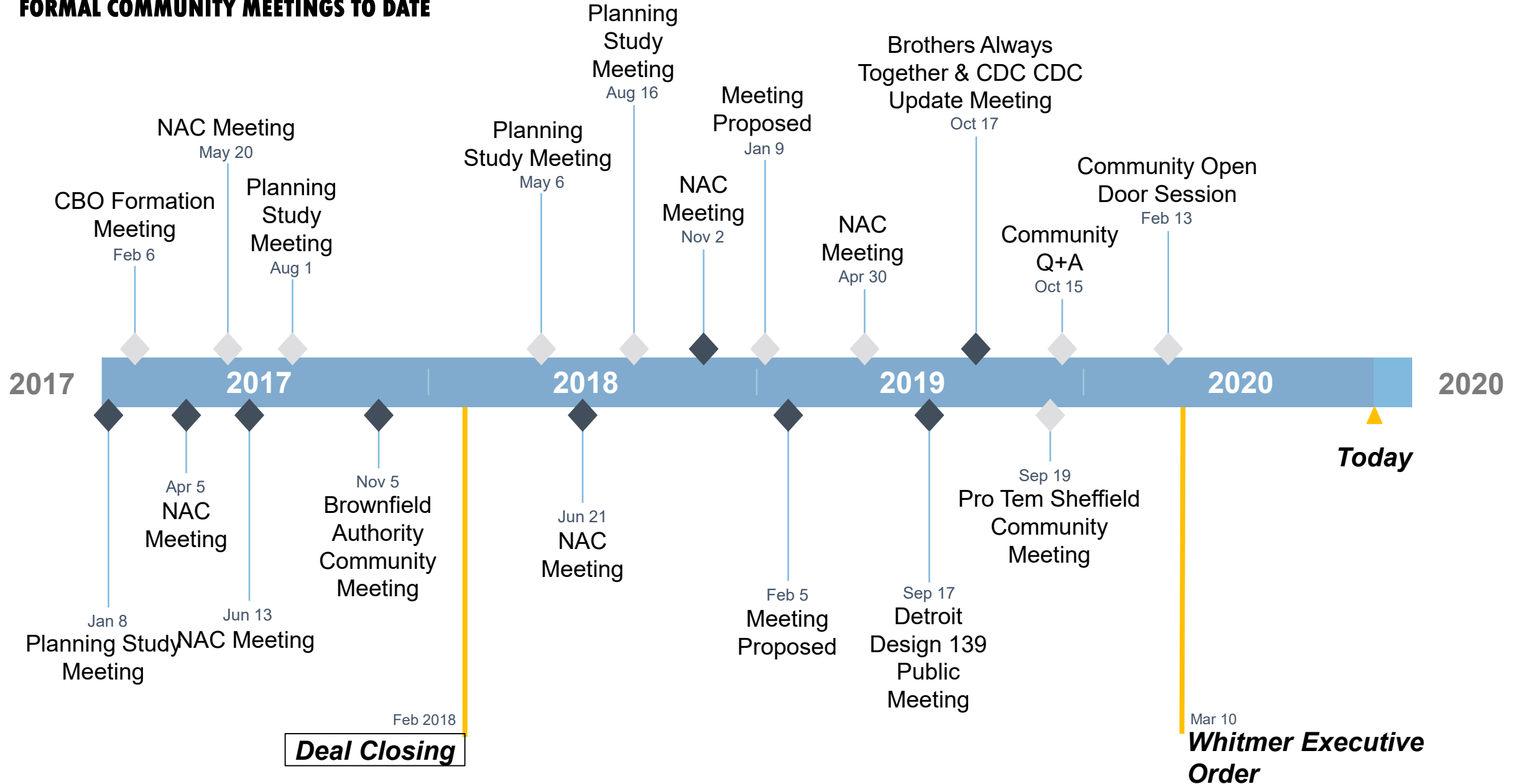
**RESTORE HUTCHINS PLAYGROUND, FIELD, AND SPORTS COURTS**

## *WILL COMPLY – 2020 OFF TRACK DUE TO COVID*

**QUARTERLY COMMUNITY MEETINGS**

# HKD | QUARTERLY MEETINGS

## FORMAL COMMUNITY MEETINGS TO DATE



# HKD | QUARTERLY MEETINGS



# HKD | CLEAN UP BY THE NUMBERS

**95** DLBA  
STRUCTURES  
BOARDED UP

**4,000** TONS  
OF DEBRIS  
REMOVED

**50,000** HRS  
OF CLEAN-UP  
LABOR

**100** GALLONS  
PAINT

**5,000**  
FLOWER BULBS  
PLANTED

**40<sup>+</sup>**  
FIRE HYDRANTS  
PAINTED

**1,000** TONS  
RECYCLING

**1,000** SHEETS  
PLYWOOD

# HKD | SECURE + MAINTAIN CAMPUS



**CROSMAN + HUTCHINS SCHOOLS : WINDOWS CLEAR BOARDED + PERIMETER SECURED**

# HKD | SECURE + MAINTAIN CAMPUS





**HKD | SECURE + MAINTAIN CAMPUS**

**LIGHTS RESTORED, PERIMETERS SECURED,  
SECURITY CAMERAS INSTALLED**



# HKD | SECURE + MAINTAIN CAMPUS



**TEMPORARY SAFETY LIGHTING**

# HKD | SECURE + MAINTAIN CAMPUS



**24-HR SITE SECURITY & NIGHTIME NEIGHBORHOOD PATROL**

# HKD | NEIGHBORHOOD PROPERTY MAINTENANCE PLAN



# HKD | NEIGHBORHOOD PROPERTY MAINTENANCE PLAN



# HKD | NEIGHBORHOOD PROPERTY MAINTENANCE PLAN



**DEMONSTRATION TREE PLANTINGS**

# HKD | MAINTAIN HUTCHINS PLAYGROUND



# HKD | MAINTAIN HUTCHINS SPORT COURTS





# HKD | SECURE + MAINTAIN PROPERTIES



# HKD | SECURE HOUSES UNDER OPTION



# HKD | SECURE + MAINTAIN PROPERTIES



# HKD | MAXIMIZE EMPLOYMENT OF DETROITERS



# HKD | EMPLOYMENT & RESOURCE CENTER



**DETROIT.NEIGHBORHOOD.JOBS@GMAIL.COM**

# HKD | COMMUNITY PARTNERS FOR REHABS



**EITI INQUIRIES:**  
[www.trainandemploy.org](http://www.trainandemploy.org)

**PROPERTY/PARTNERSHIP INQUIRIES:**  
[HKAPPS@DETROITLANDBANK.ORG](mailto:HKAPPS@DETROITLANDBANK.ORG)

# HKD | PRESERVE HISTORIC BUILDINGS



**ONGOING REPAIRS & MAINTENANCE TO PRESERVE BUILDINGS**





NORTH ELEVATION  
SCALE: 1'-0" = 3/32"

SEAL & SIGNATURE



SOUTH ELEVATION  
SCALE: 1'-0" = 3/32"

NO	REVISION	DATE

**Pavilion 1**  
1151 Taylor Street,  
Detroit, MI 48202

PARCEL ID #: 06004348.001

DRAWING:

Elevations

North & South

DATE: 03/02/2020

PROJECT NO:

DRAWING BY: LT

CHK BY: RC

DWG NO:

A-201.00

Page No.: 06

BSEED Number



# HKD | PRESERVE HISTORIC BUILDINGS



**RENDERING RE-IMAGINING LAYOUTS, PRESERVING ALL EXISTING BUILDINGS**

# HKD | ACTIVATE THE CAMPUS



**BREAKERS COVENANT CHURCH OUTREACH EVENT  
AUGUST 2018**

# HKD | ACTIVATE THE CAMPUS



**BACK TO SCHOOL FREE ICE CREAM  
SEPTEMBER 2019**

# HKD | ACTIVATE THE CAMPUS



**PUMPKIN GIVE AWAY  
OCTOBER 2019**

# HKD | ACTIVATE THE CAMPUS



**CCS ART INSTALLATION  
FALL 2017 + 2019**

# HKD | ACTIVATE THE CAMPUS



**CARIBBEAN MARDI GRAS PRODUCTIONS**

# HKD | ACTIVATE THE CAMPUS



**DONATED PET SUPPLIES DISTRIBUTED  
SPRING 2020 - ONGOING**

# HKD | ACTIVATE THE CAMPUS



**LIFE REMODELED 6 DAY PROJECT  
FALL 2019 + SUMMER 2020**



# HKD | ACTIVATE THE CAMPUS



**MUSIC IN THE PARK – RENEE GUNN  
JULY 2020**

# HKD | ACTIVATE THE CAMPUS



**CINEMA DETROIT DRIVE-IN  
SUMMER 2020 – 6 EVENTS**



# HKD | BEFORE & AFTER



# HKD | BEFORE & AFTER



# HKD | BEFORE & AFTER



# HKD | BEFORE & AFTER



# HKD | CHALLENGES AND STRATEGY SHIFTS



**POWER HOUSE  
AS EVENTS VENUE**

# HKD | NEIGHBORHOOD REHABS



First phase of DLBA structures: Rehab work began on 16 homes in late 2019, paused in spring due to coronavirus. The rehabs have resumed and are on track to be complete by July 1 2021

HKD is on track to close on remaining ~90 structures and ~375 parcels in DLBA option by end of the year



# HKD | NEIGHBORHOOD REHABS



- LEGEND**
- EXISTING WALL / STRUCTURE
  - EXISTING INTERIOR PARTITION
  - WINDOW TAG
  - DOOR TAG
  - S/C - SMOKE & CARBON MONOXIDE DETECTOR
  - REPAIR / PATCH BRICK SPALL / CRACK, COLOR AND TEXTURE TO MATCH EXISTING
  - LT - EXTERIOR LIGHT

**LIGHT AND VENTILATION CALCULATION AS PER R303.1**

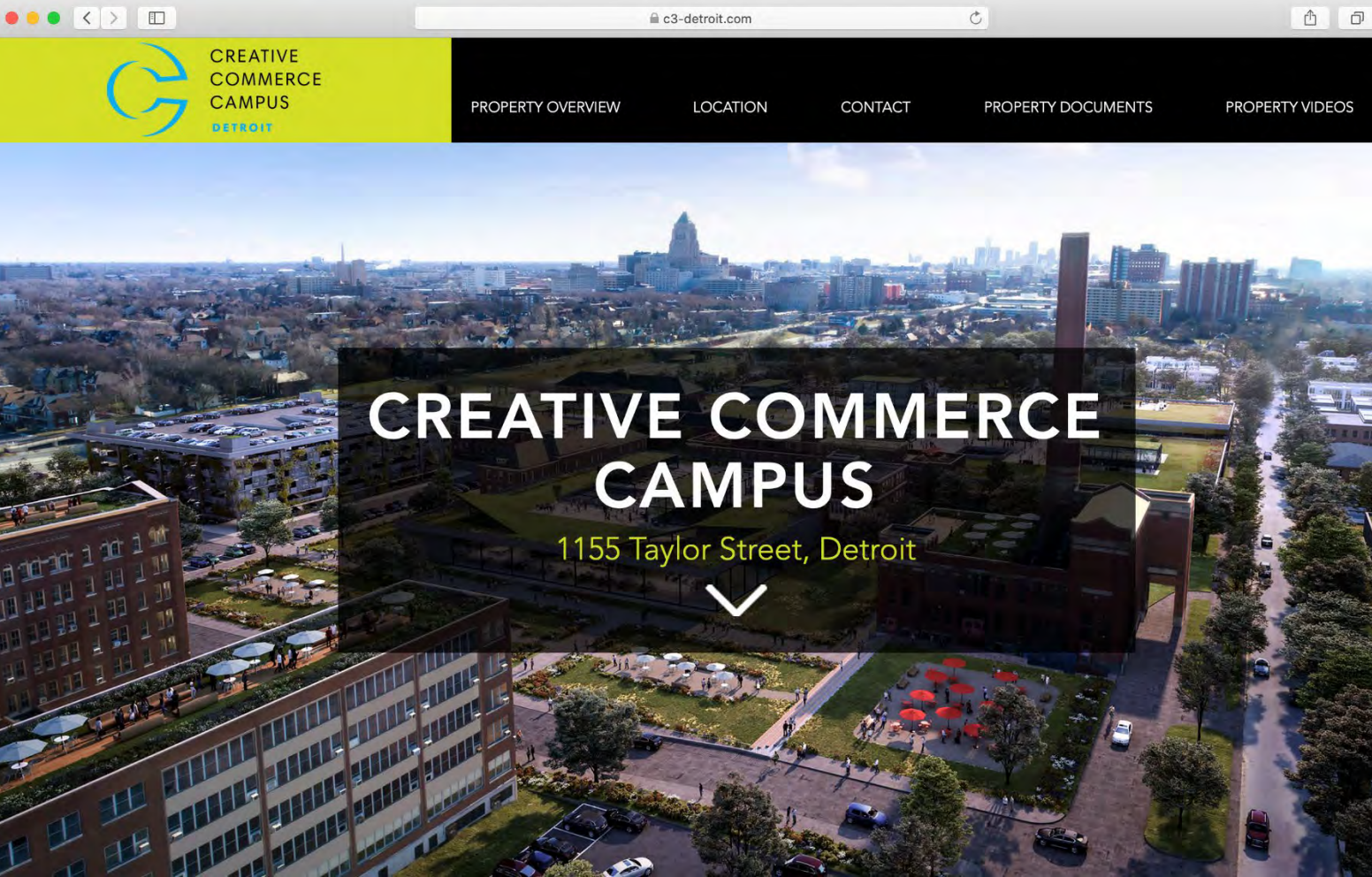
ROOM NAME	ROOM AREA	LIGHT REQUIRED	LIGHT PROVIDED	VENT REQUIRED	VENT PROVIDED
LIVING ROOM	215 SF	215 X 0.9% = 19.35 SF	62.72 SF	215 X 4% = 8.6 SF	25.38 SF
DEN	117 SF	117 X 0.9% = 10.53 SF	113.8 SF	117 X 4% = 4.68 SF	56.8 SF
DINING ROOM	170 SF	170 X 0.9% = 15.3 SF	57.12 SF	170 X 4% = 6.8 SF	45.58 SF
KITCHEN	150 SF	150 X 0.9% = 13.5 SF	45.18 SF	150 X 4% = 6.0 SF	22.58 SF

**1 FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

# HKD | MAJOR INFRASTRUCTURE UPGRADES



# HKD | MARKETING + LEASING EFFORTS



The graphic is a vertical rectangular advertisement. At the top, it says 'WELCOME TO THE CREATIVE COMMERCE CAMPUS' in blue and black text, with vertical yellow bars on either side of 'COMMERCE'. Below this is an aerial photograph of the campus. A large black banner across the middle of the photo contains the number '248 540 1000' in white. At the bottom, the Colliers International logo is on the left, and the text 'NOW LEASING' is in large blue letters. Below that, it says '13,000 Square Feet to 2,000,000 Square Feet' in black.

# HKD | MARKETING + LEASING EFFORTS



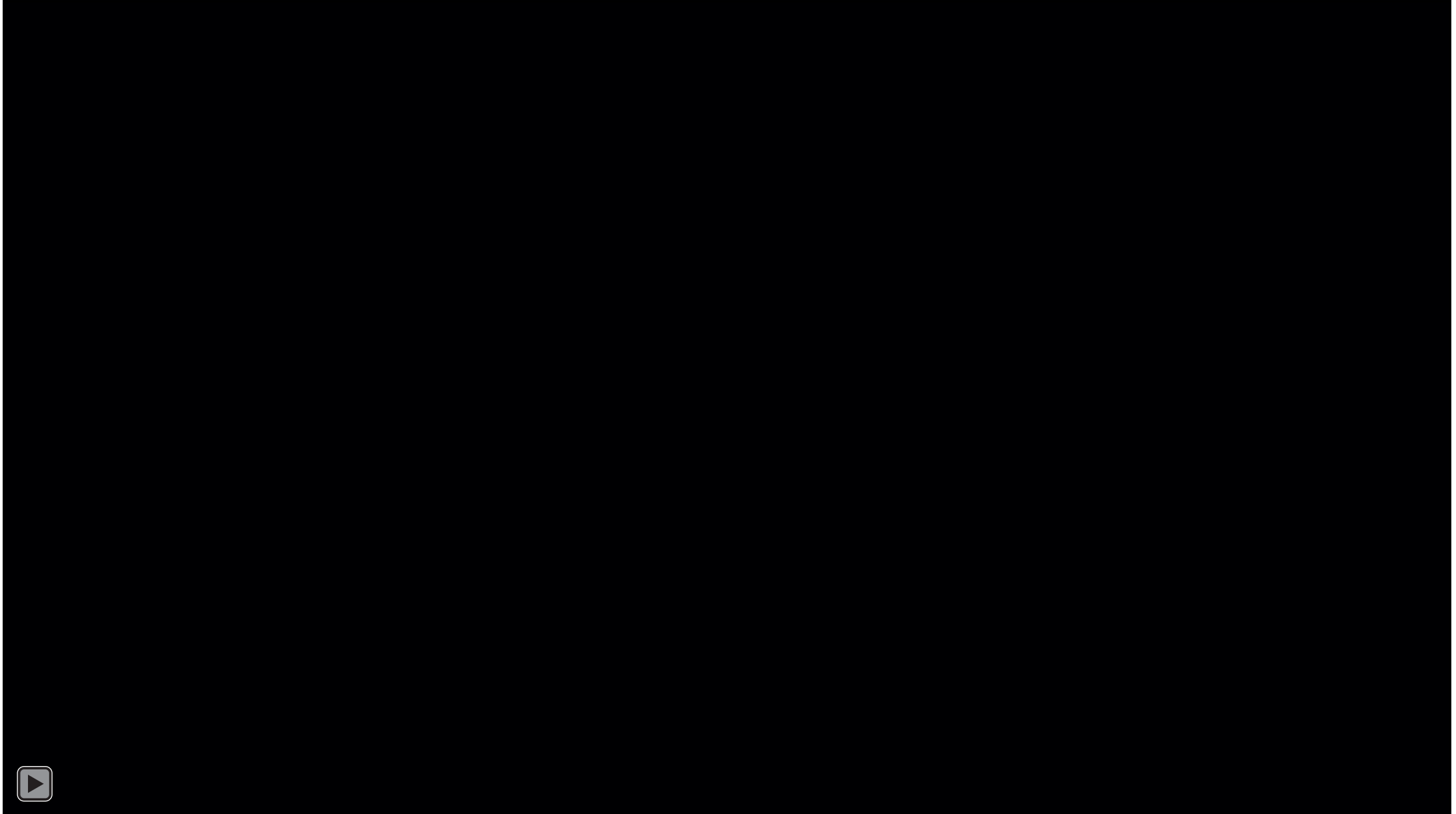
# HKD | MARKETING + LEASING EFFORTS



# HKD | MARKETING + LEASING EFFORTS



# HKD Leasing / Marketing Video



<https://player.vimeo.com/video/418235925?autoplay=1>

**QUESTIONS?**  
**MAIL@KIEFER.WORLD**

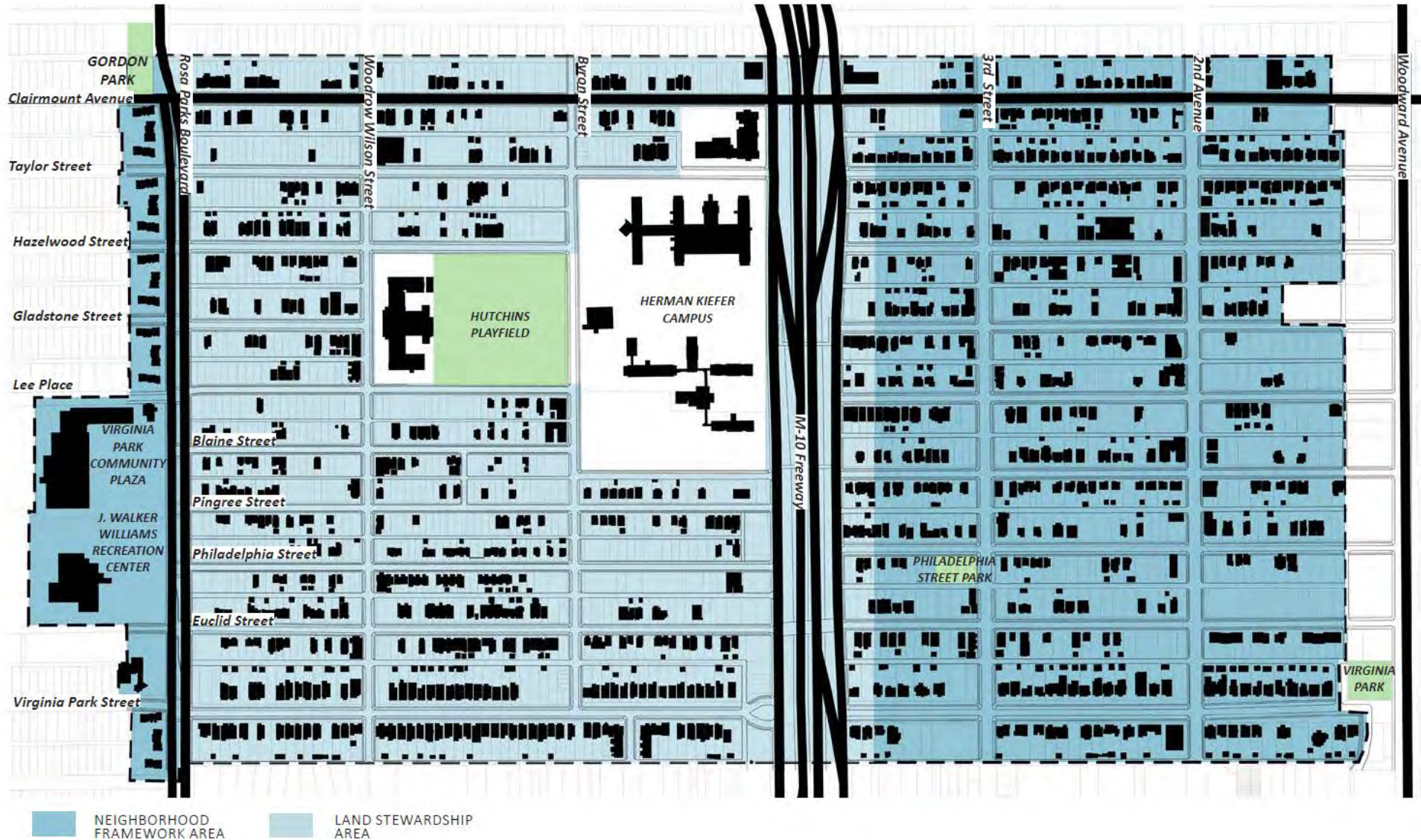




# NAC Questions & Discussion



# Rosa Parks / Clairmount Planning Study Implementation Update



# Rosa Parks / Clairmount Planning Study Implementation Update

- Planning Study Meetings from 2017 – 2018
- Near Term Actions and Opportunity Sites Identified: Implementation Activities began in 2018
- Neighborhood Framework and Land Stewardship Plan Released August 2019



# 12 Street / Rosa Parks Streetscape Improvement – Spring 2021



# Ruth Ellis Center – Permanent Supportive Housing

- Opportunity site identified in planning study on Clairmount between Woodward and 2nd
- 43 units of Permanent Supportive Housing to serve LGTBQ+ youth
- Ground floor will include health clinic and community space
- Partnership between Ruth Ellis Center and Full Circle Communities
- Construction has started, expected completion in early 2022
- Additional details expected tomorrow



# Rosa Parks / Clairmount Planning Study

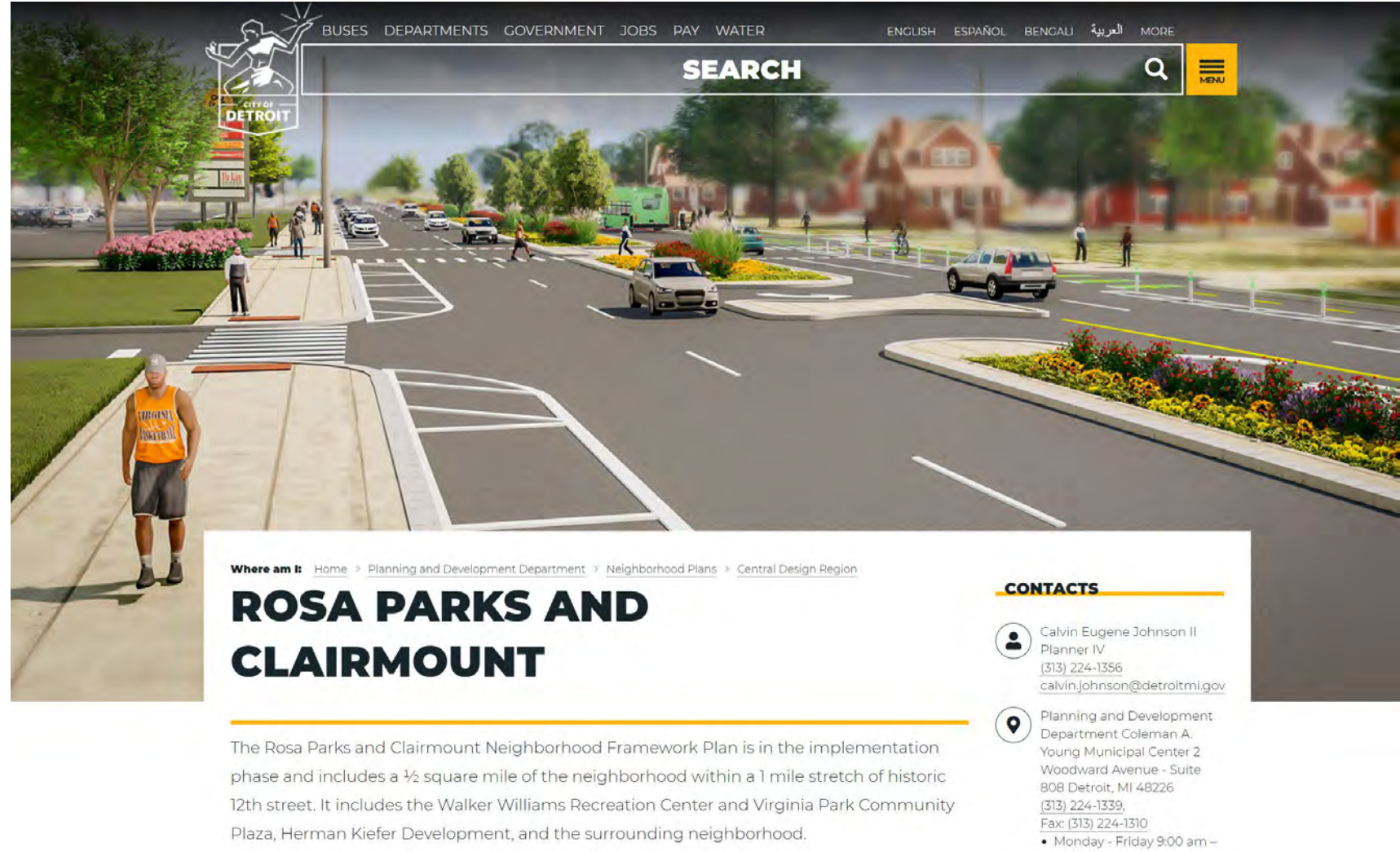
## Keep in Touch

### Neighborhood Framework Contact:

Calvin Johnson – Planner IV  
Detroit Planning &  
Development Department  
[Calvin.Johnson@detroitmi.gov](mailto:Calvin.Johnson@detroitmi.gov)  
(313) 473-9224

Download the Framework and  
read the latest news at:  
[www.detroitmi.gov/pdd](http://www.detroitmi.gov/pdd)

- [Search “Rosa Parks and Clairmount”](#)





**Where am I:** Home > Planning and Development Department > Neighborhood Plans > Central Design Region

## ROSA PARKS AND CLAIRMOUNT

The Rosa Parks and Clairmount Neighborhood Framework Plan is in the implementation phase and includes a ½ square mile of the neighborhood within a 1 mile stretch of historic 12th street. It includes the Walker Williams Recreation Center and Virginia Park Community Plaza, Herman Kiefer Development, and the surrounding neighborhood.

### CONTACTS

 Calvin Eugene Johnson II  
Planner IV  
(313) 224-1356  
[calvin.johnson@detroitmi.gov](mailto:calvin.johnson@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 –

# General Q & A

