

**WIGLE / MIDTOWN WEST
ANNUAL COMMUNITY
BENEFITS UPDATE MEETING
NOVEMBER 12, 2020**



WIGLE / MIDTOWN WEST ANNUAL COMMUNITY BENEFITS UPDATE MEETING

NOVEMBER 12, 2020



DETROIT
PARKS & RECREATION

WANTS TO KNOW YOUR
THOUGHTS ON DESIGNS FOR

3 MIDTOWN PARKS:

- WIGLE
- 4TH-CALUMET
- 4TH-CHARLOTTE



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MEETING AGENDA

1. WELCOME & INTRODUCTION
2. CBO MONITORING AND ENFORCEMENT
3. MIDTOWN WEST PROJECT UPDATES
4. COMMUNITY BENEFITS PROVISIONS IMPLEMENTATION UPDATES
5. NAC QUESTIONS AND DISCUSSION
6. MIDTOWN PARKS UPDATE
7. GENERAL Q & A



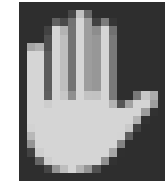
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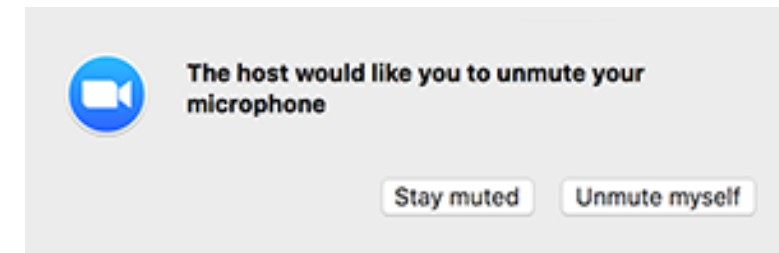
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THANK YOU NEIGHBORHOOD ADVISORY COUNCIL!

- **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

WIGLE – MIDTOWN WEST CBO IMPACT AREA



CBO ENGAGEMENT PROCESS

WHAT WE HEARD FROM THE COMMUNITY

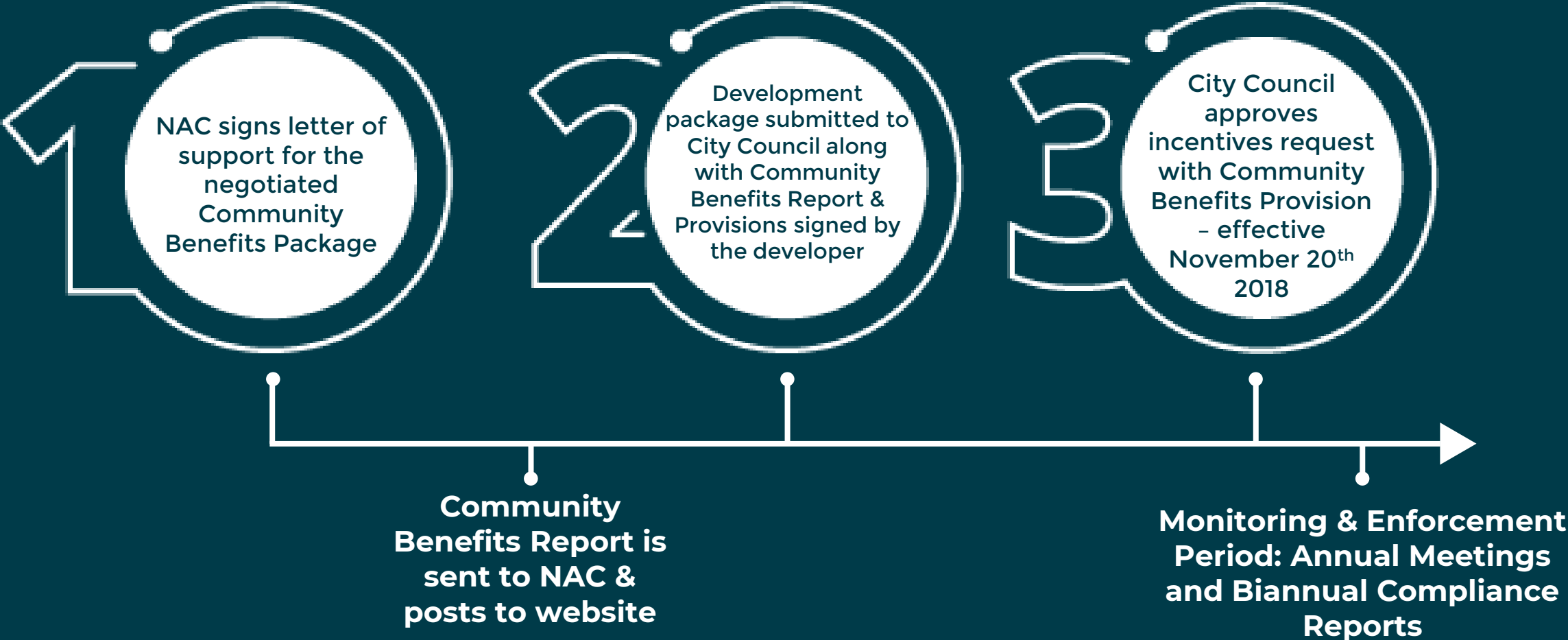
**7 CBO
MEETINGS**

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

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

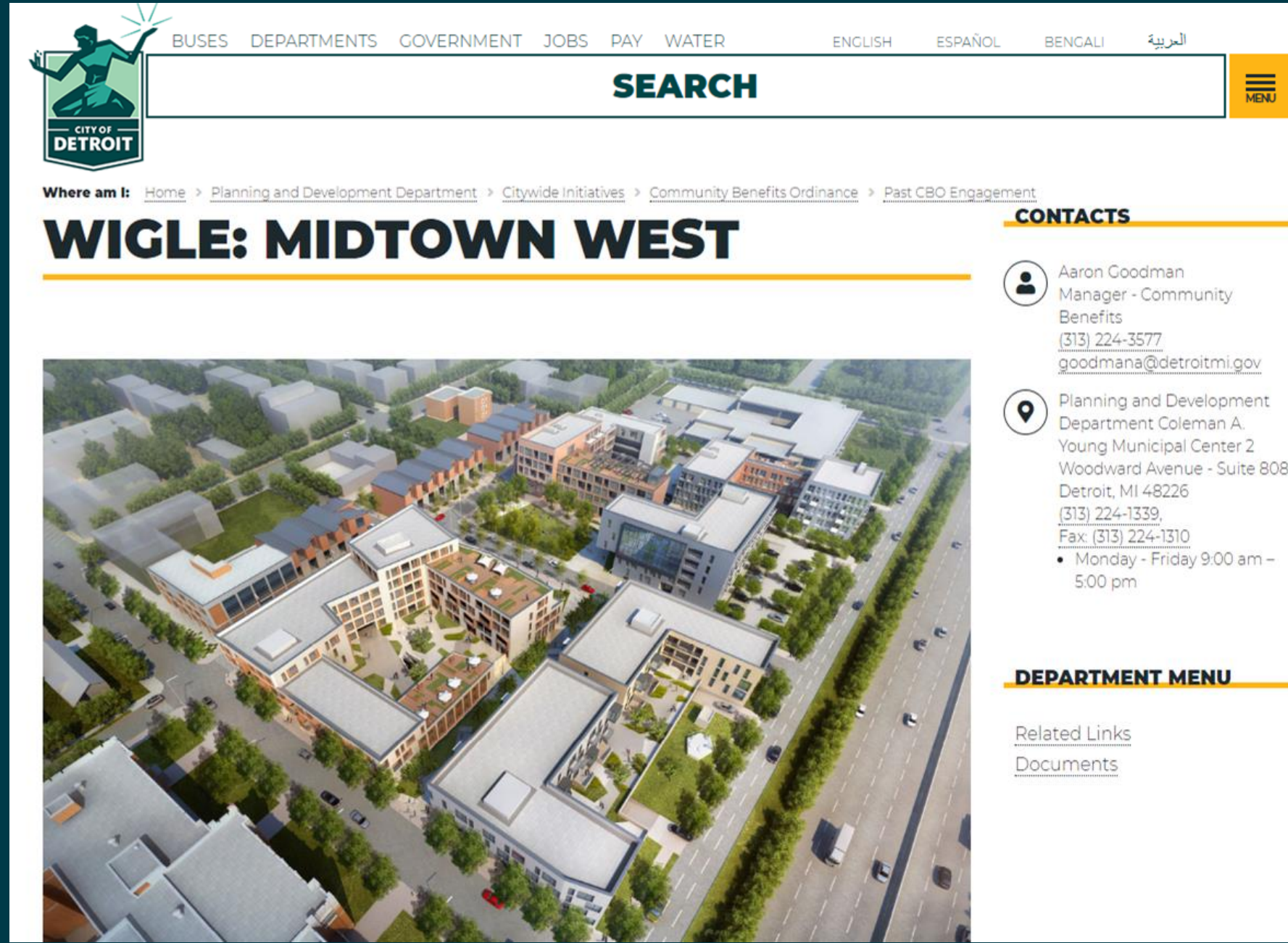
ONCE CBO MEETINGS ARE COMPLETED

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

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




CITY OF DETROIT

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

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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 BIENNIAL COMPLIANCE REPORT TO CITY COUNCIL AND THE NEIGHBORHOOD ADVISORY COUNCIL

CRIO Produces the Biannual Community Benefits Provision Compliance 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 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" button. Below the title, there is a section for "CONTACTS" with information for Civil Rights, Inclusion & Opportunity, including phone numbers, fax, and email. A "DEPARTMENT MENU" section is also visible, listing various reports such as "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".

ENFORCEMENT

SEND US YOUR COMMENT OR CONCERN

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

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Inclusion Analyst

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www.detroitmi.gov/crio

MIDTOWN WEST DEVELOPMENT AND DESIGN UPDATES



MIDTOWN WEST Block & Phasing Plan



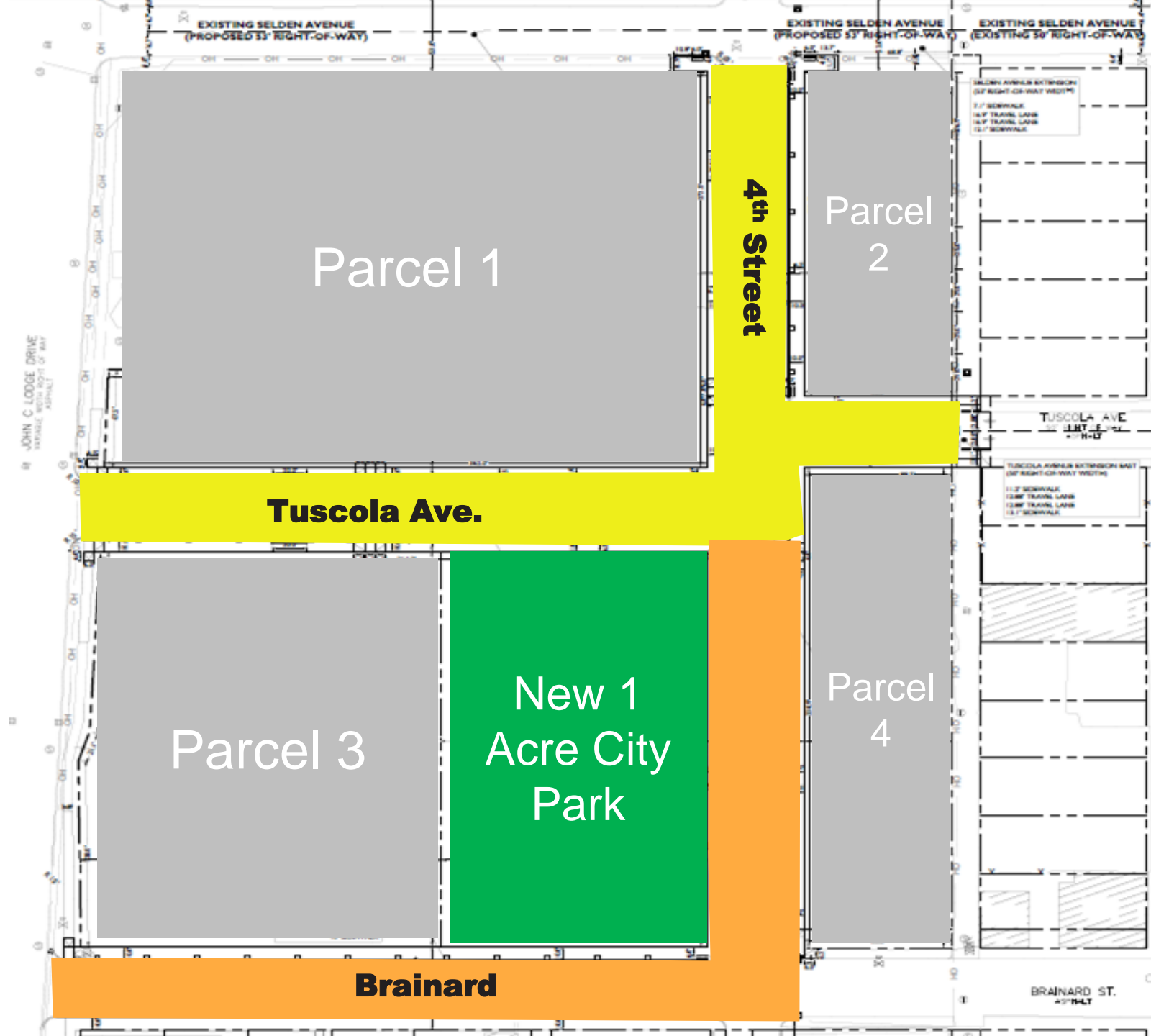
Phase I Roads



Phase II Roads

Parcel 2, which began construction in scheduled to be completed in late spring 2021

Parcels 1, 3 & 4 have been re-thought to reflect our new reality



MIDTOWN WEST

Phasing & Programming

Phase 1

Parcel 2 – Fourth & Selden:
26 for sale condominiums and 5,000 sq ft of Ground Floor Retail

Parcel 1 South:
~60 units of mixed-income rental housing

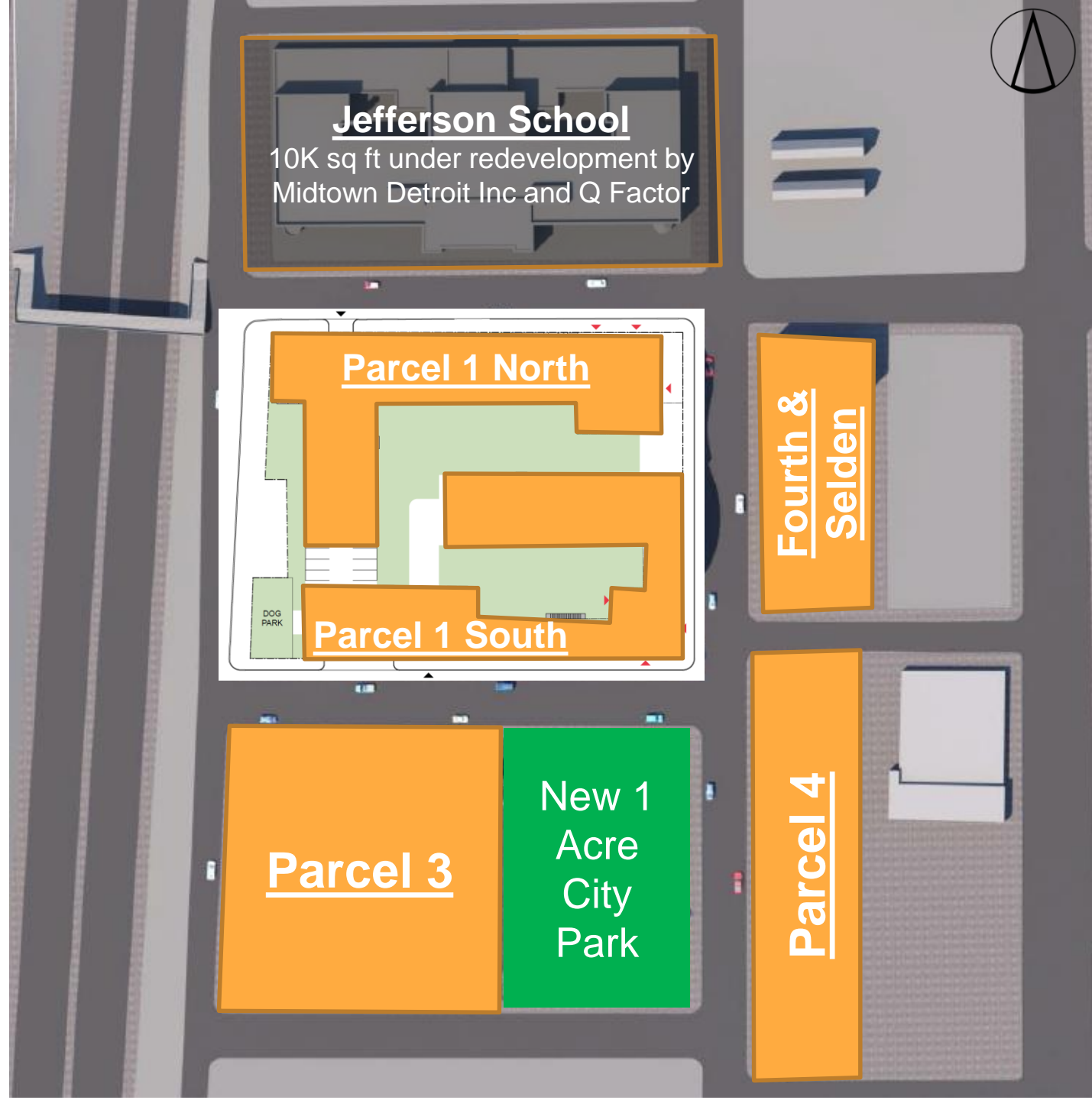
Parcel 1 North:
~80 units of mixed income rental housing

Phase 2 (to be started after the completion of Phase 1)

Parcel 3:
~60 for sale condominiums

Parcel 4:
~40 for sale condominiums

New 1 Acre City Park



Parcel 2: Fourth & Selden Update

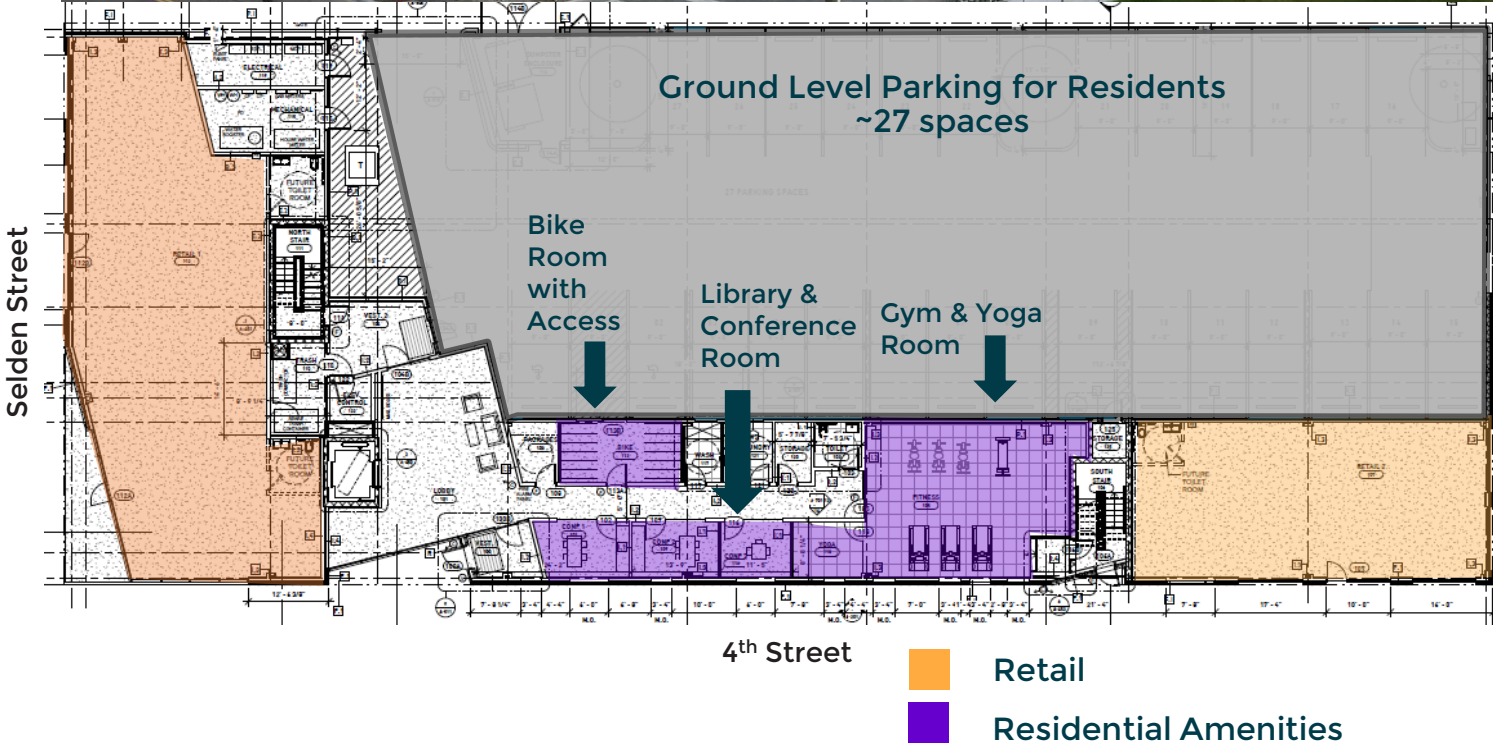
GROUNDBREAKING:
November 15th, 2019

CONSTRUCTION: ~18 months (we have experienced delays due to COVID)

MARKETING OF 26 UNITS began in March 2020. To date there has been significant interest but commitments have been limited due to uncertainty in market as it relates to COVID and economy more broadly

Retail marketing, we have received listing proposals from 3 brokers and anticipate launching a broader marketing effort in the new year

PROJECT COMPLETE ~ Late Spring 2021



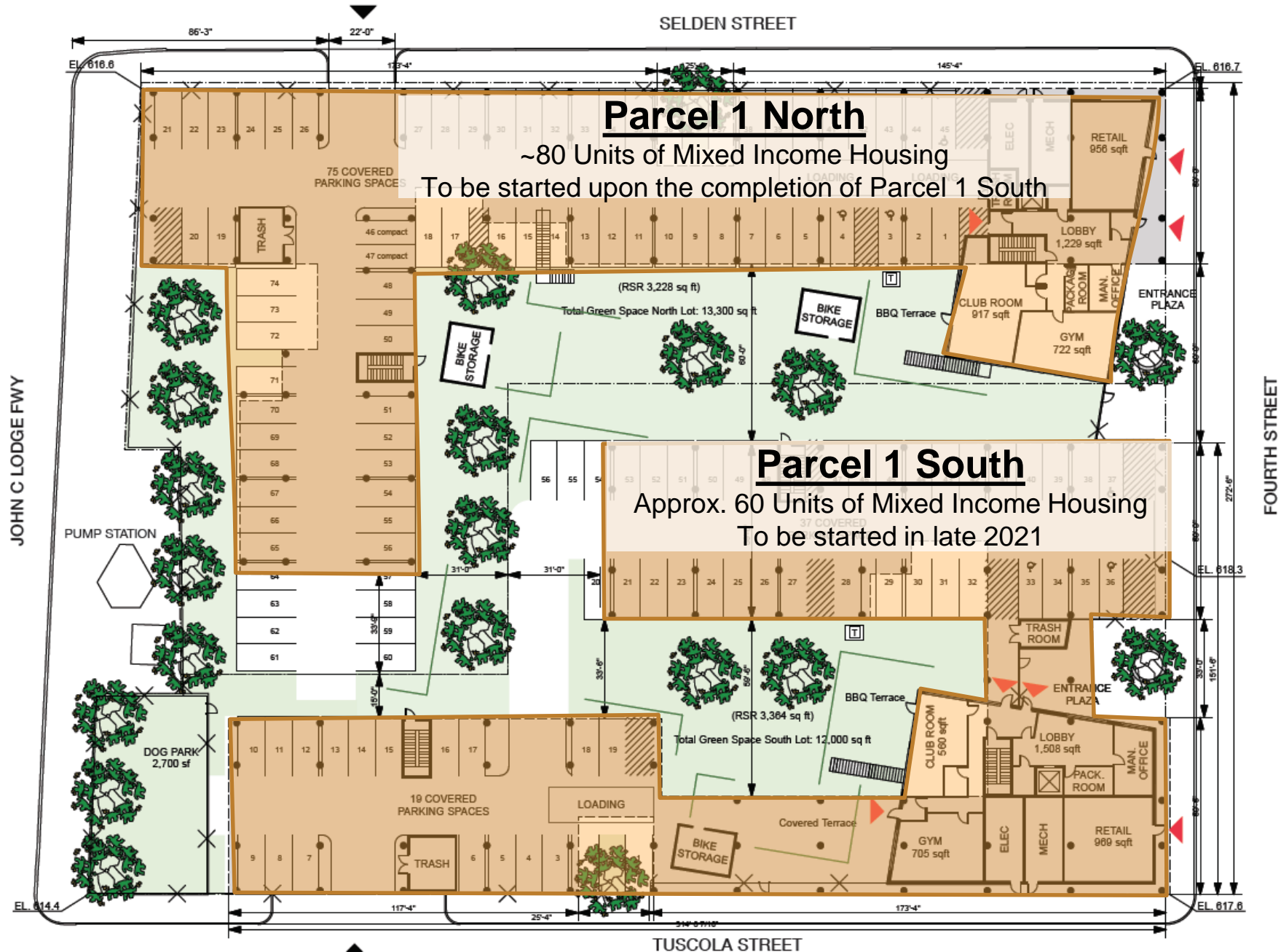
Parcel 1 Revised Site Plan & Timing

Due to COVID and the resultant economic crisis, there have been significant impacts to the development plan and timing which has previously been presented

Parcel 1 has been re-imagined as a 2 phased development

Construction will be phased from South to North

Phase 1S will have ~60 units and Phase 1N will have ~80 units



**COMMUNITY BENEFITS
PROVISION REVIEW &
UPDATES**

COMMUNITY BENEFITS

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

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
- **UPDATE:** 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

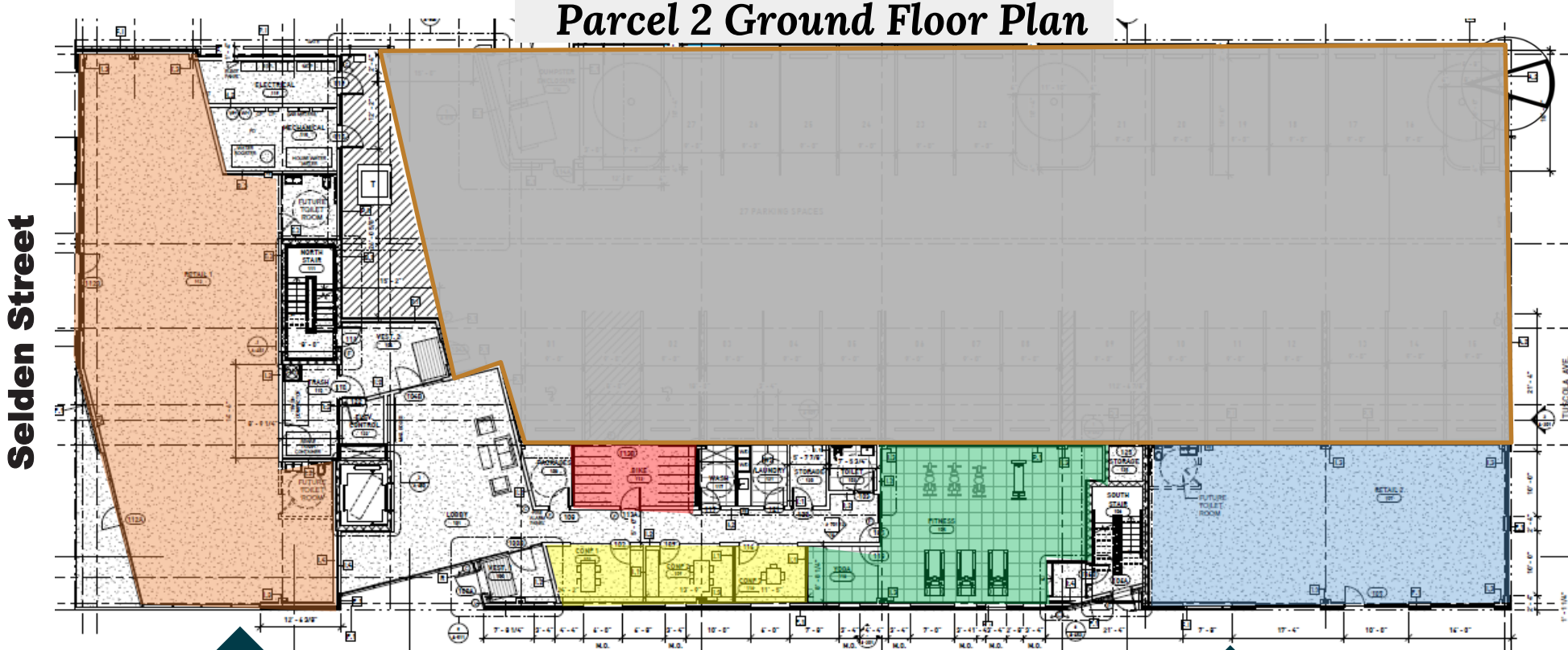


Publicly Accessible Dog Run
 Retail Space on the Selden Corridor & Tuscola
 Landscaping Along Street

COMMUNITY BENEFITS

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Parcel 2 Ground Floor Plan

↑
3,000 SF of Retail Space on the Selden Corridor

↑
1,000 SF of Retail on Tuscola across from Park

COMMUNITY BENEFITS

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

Unit Type	Total Proposed Units during CBO Process	Proposed (includes Phase 1S & 1N)	Affordable (includes Phase 1S & 1N)	40% AMI 2020 Rents*	60% AMI 2020 Rents*	80% AMI 2020 Rents*
0 (Studio)		7	1	\$550/month	\$825/month	\$1,100/month
1 Bedroom		90	9	\$589/month	\$883/Month	\$1,178/month
2 Bedrooms		29	3	\$707/month	\$1,060/month	\$1,414/Month
3 Bedrooms		5	3	\$816/month	\$1,224/month	\$1,633/month
Total	163 / 16 affordable	131	14			

*RENTS REPRESENT CURRENT 2020 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

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

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 15th, 2019 groundbreaking



COMMUNITY BENEFITS

PROVISION 4: INCLUSIVE ACCESSIBLE DESIGN

- DEVELOPER will use renowned professionals to design the Project
 - **UPDATE: PDH is working with Volume-One who was the architect at time of award**
- 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



COMMUNITY BENEFITS

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



COMMUNITY BENEFITS

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 is committed to providing non-monetary support of art within the city owned park**

COMMUNITY BENEFITS

PROVISION 6: DIGITAL INCLUSION

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

UPDATE

- **PDH has been working in conjunction with DCTP and has come up with a plan to boost network connectivity in the existing network**
- **DCTP & PDH have come up with a solution which:**
 - **provides a new shareable Internet connection to feed the network**
 - **installs equipment on your buildings only, inclusive of rooftops**
- **Install is slated to being following the completion of construction of each phase**

COMMUNITY BENEFITS

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.

- **UPDATE: RETAIL RECRUITMENT ANTICIPATED TO BEGIN January 2021**
- 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.

- **UPDATE: PDH has had several calls with MCM and 1 call with a potential tenant. There was no interest in the space on the part of the match identified**

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.

UPDATE:

- **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**

COMMUNITY BENEFITS

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.

- **UPDATE: 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

PROVISION 9: ENVIRONMENTAL HEALTH

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

- **UPDATE: 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

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

Update to be provided by City of Detroit GSD



DETROIT
PARKS & RECREATION

WANTS TO KNOW YOUR
THOUGHTS ON DESIGNS FOR

3 MIDTOWN PARKS:

- WIGLE
- 4TH-CALUMET
- 4TH-CHARLOTTE



<https://forms.gle/UvN3Z8ZeVSGGGwdP7>

TAKE THE SURVEY!

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NAC Questions & Discussion



COMMUNITY BENEFITS

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CITY OF DETROIT

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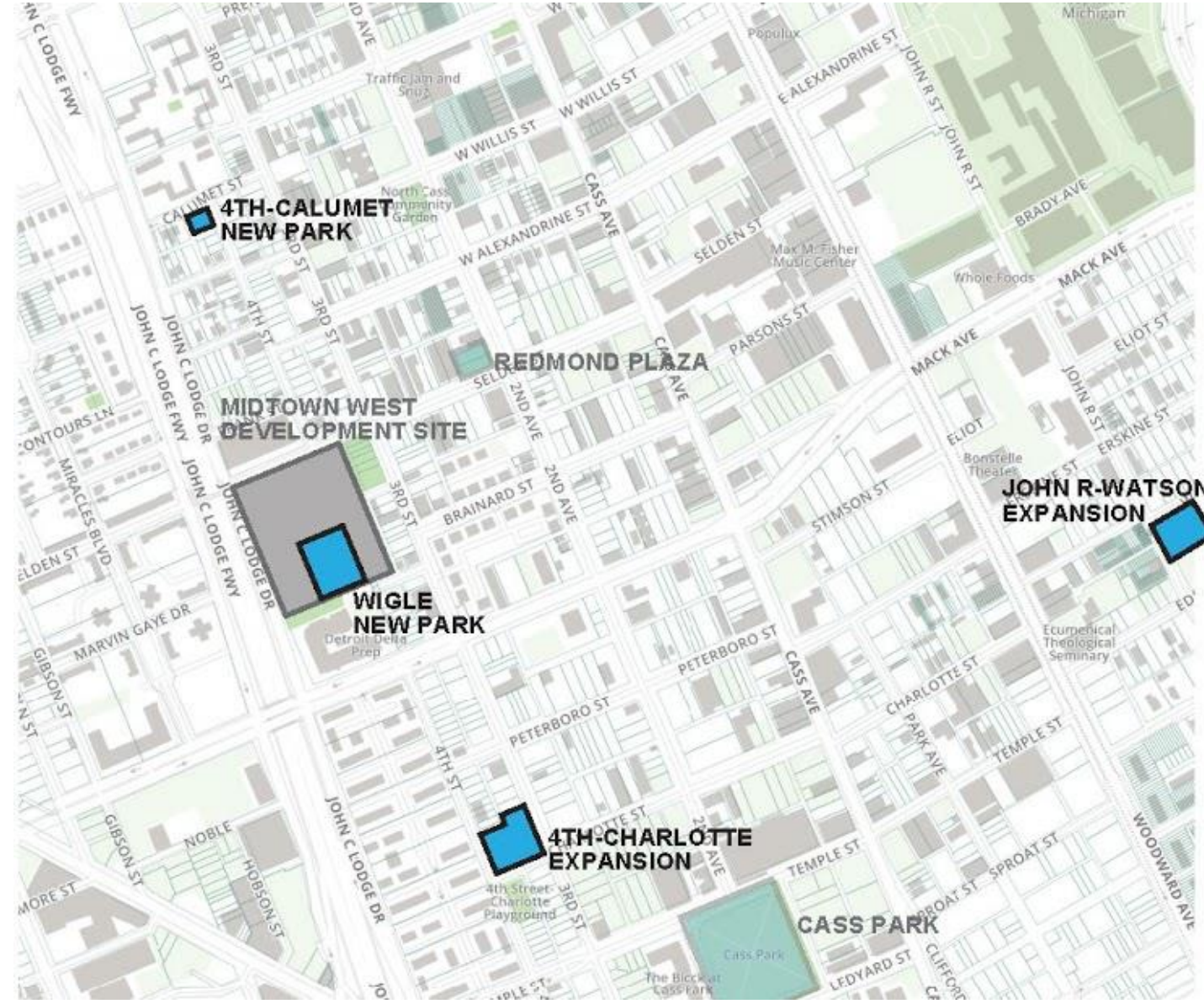
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COMMUNITY BENEFITS

PROVISION 10: NEW CITY PARKS

The City of Detroit General Services Department will create or expand park space at four locations near the Midtown West Development Site.

- Wigle Park
- 4th and Charlotte
- 4th and Calumet
- John R. Watson

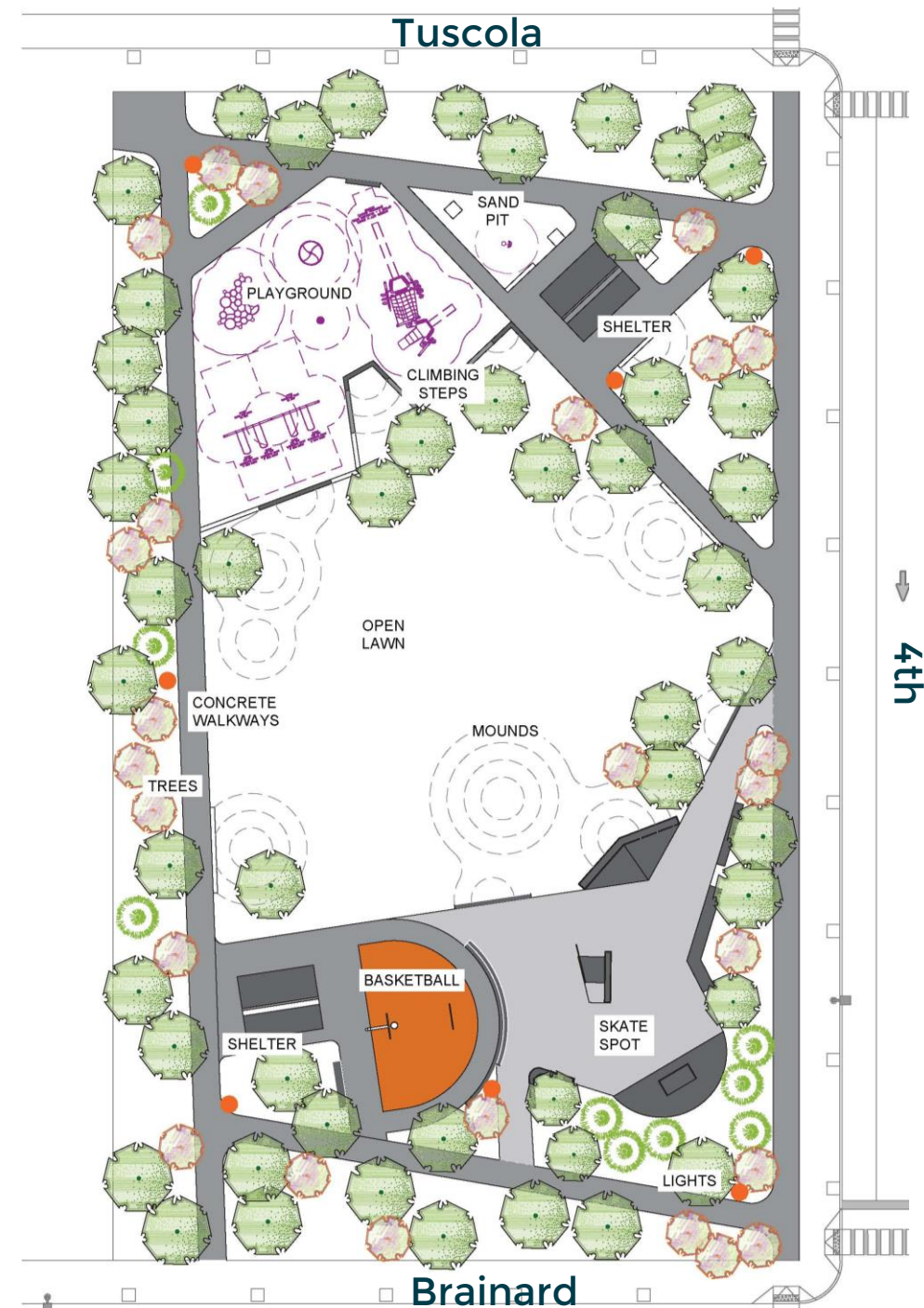


COMMUNITY BENEFITS

PROVISION 10: NEW CITY PARKS

Wigle Park Proposed Amenities

- Playground
- Skate Spot
- Small Basketball Court
- Walking Paths
- Small Picnic Shelters
- Trees
- Open Lawn
- Tables and Benches
- Lighting (if budget allows)



COMMUNITY BENEFITS

PROVISION 10: NEW CITY PARKS

The Wig - Skate Spot

5th Pocket Skateparks has been selected by the community to design the permanent replacement for The Wig. This will be a small, but high quality skate spot within the park.

These images are concept designs, and do not show changes requested at community meetings.



WIGLE PARK PLAYGROUND

These images show potential playground pieces for Wigle Park. The goal of this design is to have play pieces that are accessible for children of all ages and abilities, while still fitting within the small park.

In addition to traditional playground pieces, the border of the playground will feature seat walls, a ramp, and mounds for climbing and free play.

Please consider the proposed items and provide feedback if something is missing. Do not consider color of the pieces in the images, that can be selected later.



Spinning



Sensory and Sound



Overhead Climbing



Swings for toddlers and older children



Sand pit and seat walls



Large climber accessible for ages 2 - 12

Wire Mesh Slide entrances for visibility

Challenging rope climber connects the two slide platforms

5" Square Tubing

Existing 6" Metal Slide

Climbable hubs for multiple routes of travel

4" Zip Slides with Transfer access

Multiple metal climbers for various skill levels

Megal form encourages communication and expression

COMMUNITY BENEFITS

PROVISION 10: NEW CITY PARKS

4th and Charlotte Proposed Amenities

- Playground
- Full Basketball Court
- Walking Paths
- Trees
- Open Lawn
- Tables and Benches
- Renovate Alley into open space and seating area



COMMUNITY BENEFITS

PROVISION 10: NEW CITY PARKS

4th and CHARLOTTE PLAYGROUND

These images show potential playground pieces for 4th and Charlotte. A selection of pieces similar to this will be installed.

Please consider the proposed items and provide feedback if something is missing. Do not consider color of the pieces in the images, that can be selected later.



Climbing structure for older children.



Climbing structure for young children.



Swings for toddlers and older children



Climbing Dome



Balance Rocker



Spinning

COMMUNITY BENEFITS

PROVISION 10: NEW CITY PARKS

4th and Calumet

- Playground
- Tables and Benches



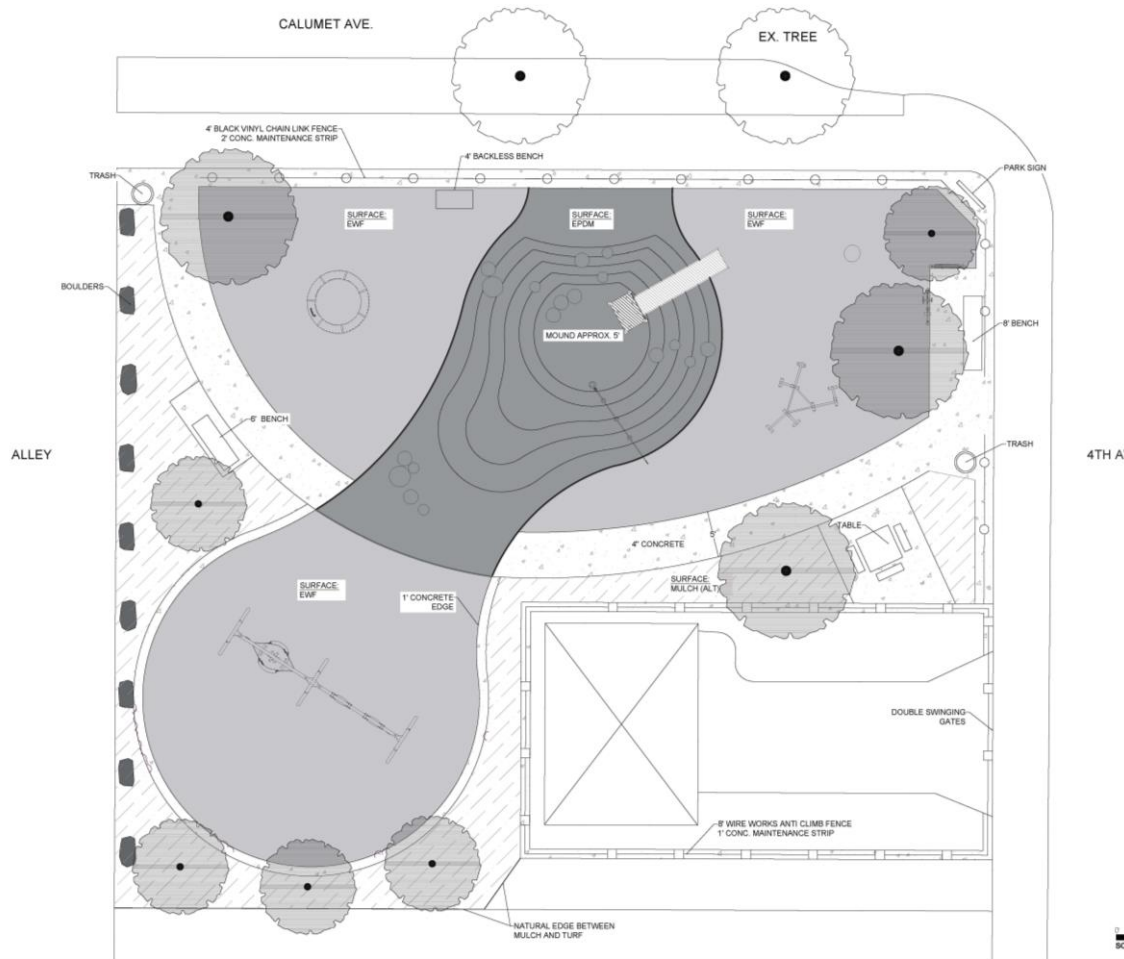
4TH & CALUMET PRELIMINARY LAYOUT

GSD 2-21-2020

COMMUNITY BENEFITS

PROVISION 10: NEW CITY PARKS

4th and Calumet: Under Contract with Michigan Recreational Construction. Should be complete by June 2021.



4TH and CALUMET PLAYGROUND

Images of similar playground pieces that will be installed at the park.



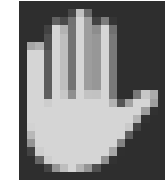
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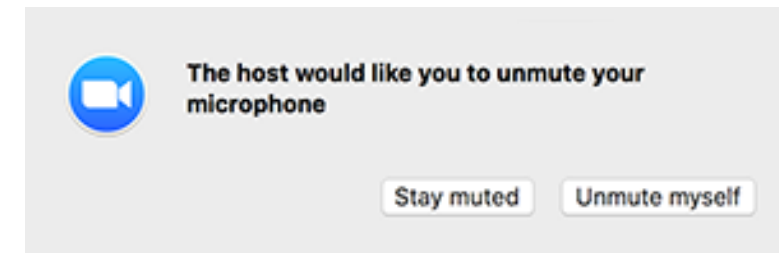
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General Q & A

