

Welcome to the **MICHIGAN & CHURCH STREET PROJECT**

COMMUNITY BENEFITS MEETING



DEPARTMENT OF
**Planning &
Development**

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CBO Meeting #1 – March 11, 2021

AGENDA

Agenda Overview + Team Introductions

Presentation of CBO Process + Q & A

Michigan and Church Street Project Presentation

General Q & A

Resident Interest for Serving on the NAC

Next Steps

DETROIT CITY COUNCIL MEMBERS



**Brenda
Jones**
Council President



Janeé L Ayers
Council Member At Large

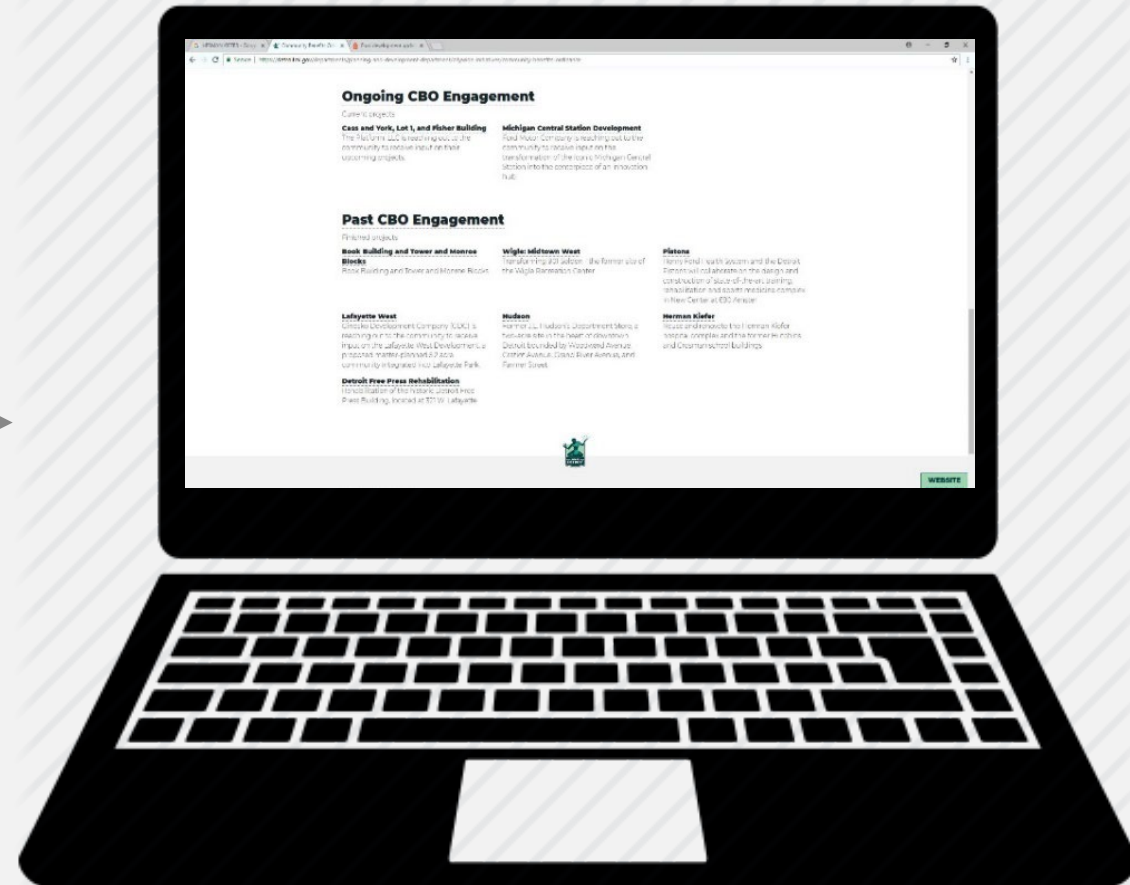


**Raquel Castañeda-
López**
District 6

THROUGHOUT THE PROCESS

THE CBO WEBSITE IS UPDATED REGULARLY WITH PUBLIC MEETING TIMES, DATES, & PRESENTATIONS + THE SIGNED COMMUNITY BENEFITS PROVISION

WWW.DETROITMI.GOV/MICHIGAN-CHURCH



YOU CAN ALSO SUBSCRIBE TO EMAIL UPDATES ON THE WEBSITE

What is the
**COMMUNITY
BENEFITS
ORDINANCE?**

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 1 requirements applies to a development project if it has...



\$75M
OR MORE IN
CONSTRUCTION
COSTS

+



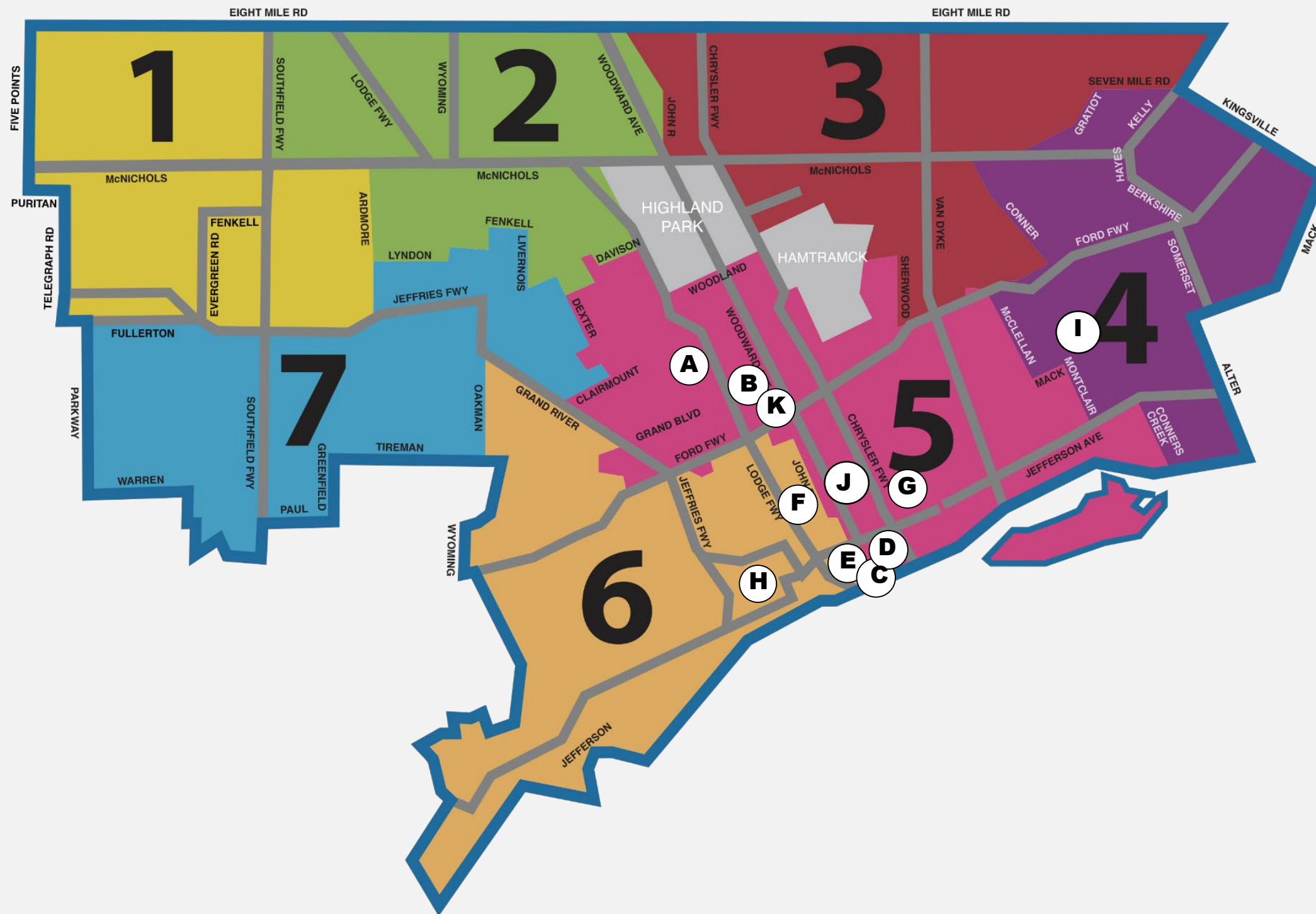
\$1M
OR MORE
IN CITY TAX
ABATEMENTS
IN THE CITY
OF DETROIT

OR



\$1M
OR MORE
IN VALUE OF CITY
PROPERTY SALE
OR TRANSFER FOR
BELOW MARKET
VALUE &
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: MIDTOWN WEST
8 MEETINGS
- G** LAFAYETTE WEST
5 MEETINGS
- H** MICHIGAN CENTRAL STATION
8 MEETINGS
- I** FIAT CHYRSLER ASSEMBLY PLANT
8 Meetings
- J** THE MID
5 Meetings
- K** *CASS & YORK
(PROCESS SUSPENDED AFTER 7th MEETING)

CBO POSITIVE OUTCOMES

68+

**COMMUNITY
MEETINGS**

1K+

**RESIDENTS
have participated
in CBO processes**

101

**RESIDENTS
have served on
Neighborhood
Advisory Councils**

6

**MEETINGS
per CBO (on
average)**

CBO POSITIVE OUTCOMES

- It creates an opportunity for community engagement on private developments
- The community has an opportunity to express potential project impacts in a direct dialogue with the developer
- The community is better informed about the project and construction timeline
- The developer has a chance to hear what's important to the community
- Serving on the NAC provides Detroiters the opportunity to meaningfully impact the City's growth

How does the
**COMMUNITY
BENEFITS
ORDINANCE**
Work?

PROJECT IMPACT AREA

The planning department reviews the project scope and **defines the impact area.**

A notice of the first CBO meeting is **mailed to all residents in the impact area.**

The impact area is determined to identify **who can serve** on the Neighborhood Advisory Council (NAC) and **who can vote** to select 2 representatives to serve on the NAC.

The CBO process is set up to focus **discussion around the impact area residents,** however all meetings are open to the public and all are welcome to participate in the process.



 City of Detroit
Planning and Development Department
2 Woodward Avenue, Suite 808
Detroit, MI 48226

John Doe
1234 Michigan Ave.
Detroit, MI 48226

For future meetings schedule and all project info visit/ Para el calendario de reuniones futuras y toda la información del proyecto, visite: WWW.DETROITMI.GOV/MICHIGAN-CHURCH

The City of Detroit invites you to attend the **COMMUNITY BENEFITS PUBLIC MEETINGS FOR**
La ciudad de Detroit le invita a participar de la **REUNIÓN PÚBLICA DE BENEFICIOS COMUNITARIOS PARA EL:**

MICHIGAN AND CHURCH STREET PROJECT

1ST MEETING / 1ER REUNIÓN
THURSDAY MARCH 11, 2021
JUEVES 11 DE MARZO, 2021
6:00PM TO 7:30PM

2ND MEETING / 2DA REUNIÓN
THURSDAY MARCH 18, 2021
JUEVES 18 DE MARZO, 2021
6:00PM TO 7:30PM

Information on CBO process and Project Introduction presented at both Meetings 1 and 2
Información sobre el proceso de la CBO y la introducción del proyecto presentada en las reuniones 1 y 2

ADVANCE REGISTRATION REQUIRED / ES NECESARIO REGISTRARSE CON ANTELACIÓN

Join Online / Únete en línea:
<http://bit.ly/Michigan-ChurchCBO>
OR dial by phone / O marcar por teléfono:
+1 312 626 6799
Meeting ID / ID. de reunión:
853 3838 362



Following CDC guidelines during the COVID-19 Pandemic, all public CBO meetings will take place virtually through Zoom / Siguiendo las pautas de los CDC durante la pandemia COVID-19, todas las reuniones de CBO se llevarán a cabo virtualmente a través de Zoom

With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including language translation and reasonable ADA accommodations. Please contact the Civil Rights, Inclusion and Opportunity Department at 313-224-4950, through the TTY number 78, or email crio@detroitmi.gov to schedule these services.

Mediante notificación con siete días corridos de anticipación, la ciudad de Detroit ofrecerá servicios de interpretación en las reuniones públicas, que incluirán la traducción de idiomas y las adaptaciones razonables de la ADA. Póngase en contacto con el Departamento de Derechos Civiles, Inclusión y Oportunidad, llamando al 313-224-4950, a través del número TTY 78, enviando un correo electrónico a crio@detroitmi.gov o ingresando a www.detroitmi.gov/crlo para programar estos servicios.

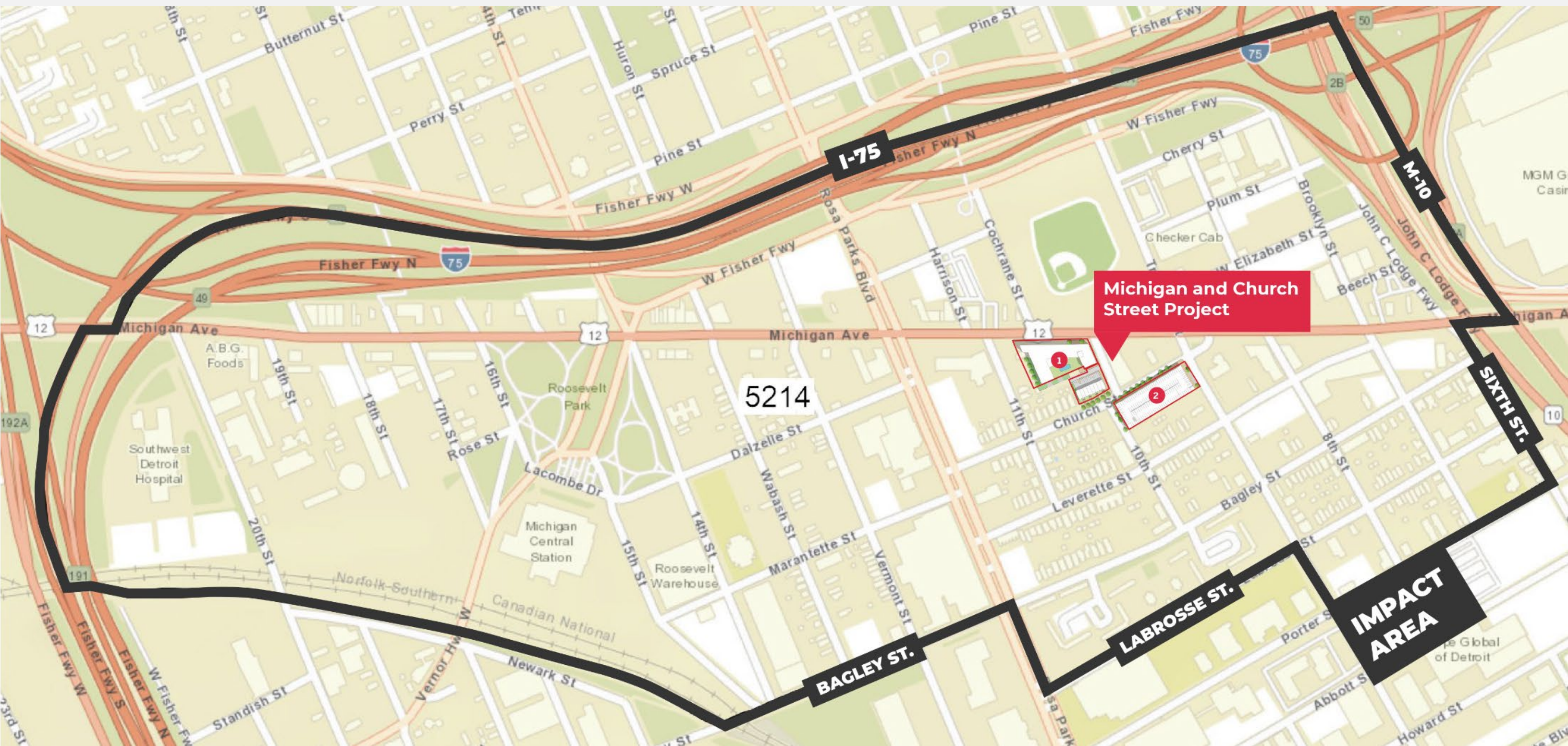
LEGAL MEETING NOTICE

TO RESIDENTS LIVING WITHIN NOTICE AREA: Community Benefits Public Meeting for "Michigan and Church Street Project" proposed at 1611 MICHIGAN AVE. and 1501 CHURCH ST

AVISO DE REUNION LEGAL

A LOS RESIDENTES QUE VIVEN DENTRO DEL ÁREA DE NOTIFICACIÓN: Reunión Pública de Beneficios Comunitarios de "Michigan and Church Street Project" propuesta en 1611 MICHIGAN AVE. y 1501 CHURCH ST.

MICHIGAN & CHURCH STREET PROJECT IMPACT AREA



NEIGHBORHOOD ADVISORY COUNCIL (NAC) SELECTION - 9 MEMBERS

2

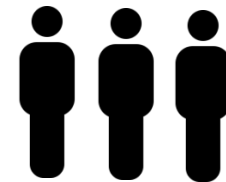
**COMMUNITY
SELECTIONS**



+

3

**APPOINTED
BY COUNCIL
MEMBERS**



+

4

**APPOINTED BY
PLANNING &
DEVELOPMENT**



NAC SELECTION – ROLES & RESPONSIBILITIES

ELIGIBILITY

- Resident of the impact area
- At least 18 years of age

REQUIREMENTS

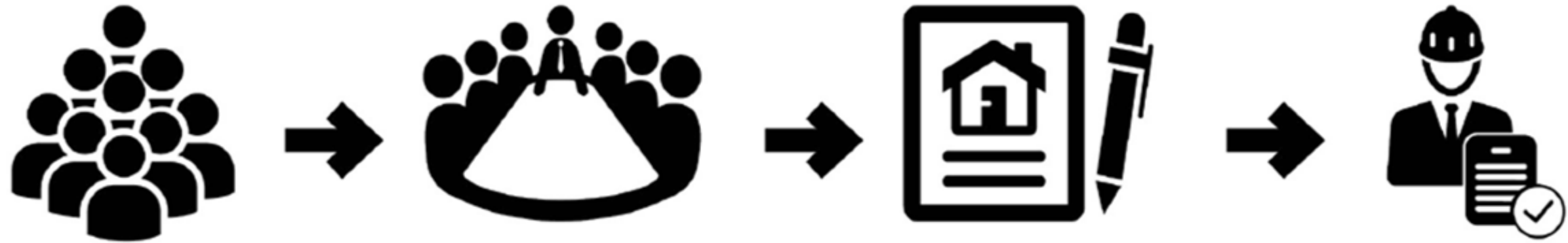
- Attend all scheduled CBO meetings.
- Develop NAC impact list.
- Review Community Benefits Report written by the Planning and Development.
- Develop a letter of consensus of the proposed Community Benefits.
- Compliance: Review biannual compliance report to monitor progress and status of project.
- Compliance: Attend annual meeting to discuss the status of the project.

RESPONSIBILITIES

- You cannot use this position for personal gain.
- You are agreeing to represent your fellow residents.
- You are agreeing to provide feedback for the community.
- You are agreeing to work together with fellow NAC members to make official recommendations to mitigate any negative impacts of the project.
- You are advising the City of Detroit and City Council on how best to mitigate impacts.

CBO PROCESS

Developing the Community Benefits Provision



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

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

↑
**THE NAC
DEVELOPS
**SUGGESTIONS
TO IDENTIFIED
IMPACTS****

↑
**THE
DEVELOPER
GENERATES AN
**AGREEMENT IN
RESPONSE TO
THE NAC'S
INPUT****

PDD IDENTIFIED POTENTIAL IMPACTS

A. Construction

- Noise, dust, and demolition of any existing structures
- Street and sidewalk closures
- Construction hours and equipment staging

B. Site Design and Vehicular Traffic

- Public Access to available parking
- Site connectivity, traffic flow, and vehicular access through site
- Building impact on Michigan Ave. corridor: pedestrian experience, public transit and Traditional Main Street Overlay

C. Jobs

- Jobs created and access to jobs for Detroiters
- Hiring / prioritizing Detroit-based sub-contractors

D. Housing and Retail

- New market rate and affordable housing units in the neighborhood
- Access to retail space for local and small businesses
- Attracting retail businesses that meet the needs of neighborhood

ONCE CBO MEETINGS ARE COMPLETED



Contract with Community Benefits Provision will be considered at City Council

**COMMUNITY
BENEFITS
ORDINANCE
Q & A**

Corktown Sites 1 & 2

TIER 1 CBO MEETING
MARCH 11, 2021

THE FORBES COMPANY


Hunter Pasteur
HOMES

Oxford
Capital Group, LLC


NEUMANN
SMITH
architecture

ELKUS | MANFREDI
ARCHITECTS

giffels
webster





CORKTOWN PARKING

BUCHAREST

Say "hello" to a smarter thermostat.

WALK



© ELKUS MANFREDI ARCHITECTS

SITE 1 APARTMENTS: MICHIGAN AVE VIEW

CORKTOWN › DETROIT, MICHIGAN › SITES 1&2



© ELKUS MANFREDI ARCHITECTS

SITE 1 TOWNHOMES: VIEW FROM CHURCH STREET

CORKTOWN › DETROIT, MICHIGAN › SITES 1&2



SITE 1 TOWNHOMES: VIEW FROM GARAGE

CORKTOWN › DETROIT, MICHIGAN › SITES 1&2



© ELKUS MANFREDI ARCHITECTS

SITE 2 PARKING GARAGE: VIEW FROM MICHIGAN AVE

CORKTOWN › DETROIT, MICHIGAN › SITES 1&2

Program Summary & FAQ

Site 1 Apartments

- 1611 Michigan Avenue
- 188 Apartment Units
- 490 sf – 1,188 sf Unit Sizes
 - 34% Studio
 - 50% One Bedroom
 - 16% Two Bedroom
- 30 Parking Spaces
- 7- Stories/ 82'-6" High
- 9,385 sf Retail

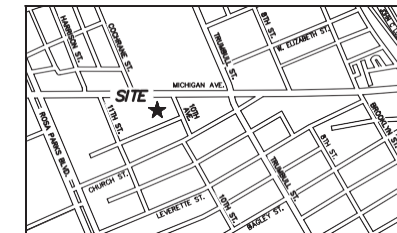
Site 1 Townhomes

- 7 Townhomes
- 2&3 Bedrooms
- 2,415 sf – 2,942 sf
- 43'-6" Rear Setback
- 20' Front Setback
- 3 stories/35' high
- 7 Private Indoor Parking Spaces
- 9 Outdoor Parking spaces

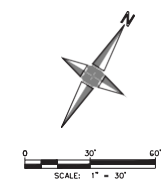
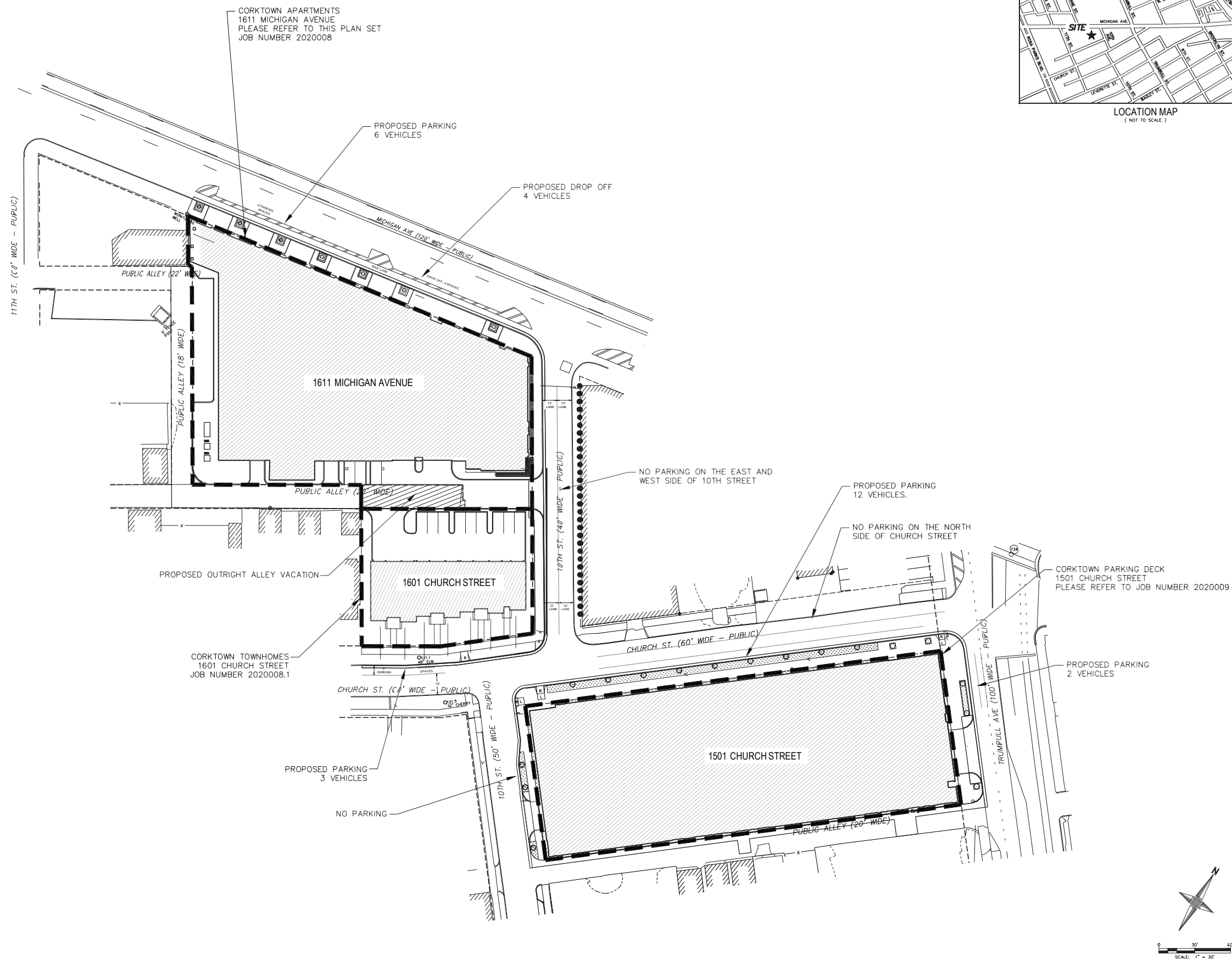
Site 2 Parking Garage

- 1501 Church St
- 35' High
- 3,000 SF of Retail
- 401 Garage Spaces
- 2 Elevator Cores and Stair Wells





LOCATION MAP
(NOT TO SCALE)



CIVIL : SITE PLAN

GENERAL Q & A



CITY COUNCIL MEMBER ANNOUNCEMENTS



**Brenda
Jones**
Council President



Janeé L Ayers
Council Member At Large

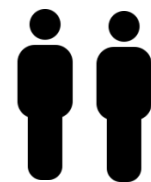


**Raquel Castañeda-
López**
District 6

NEIGHBORHOOD ADVISORY COUNCIL (NAC) SELECTION - 9 MEMBERS

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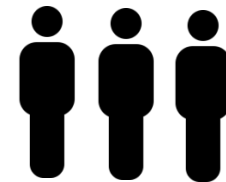
**COMMUNITY
SELECTIONS**



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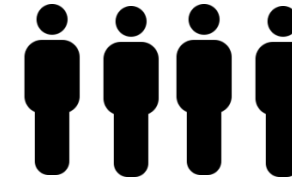
**APPOINTED
BY COUNCIL
MEMBERS**



+

4

**APPOINTED BY
PLANNING &
DEVELOPMENT**



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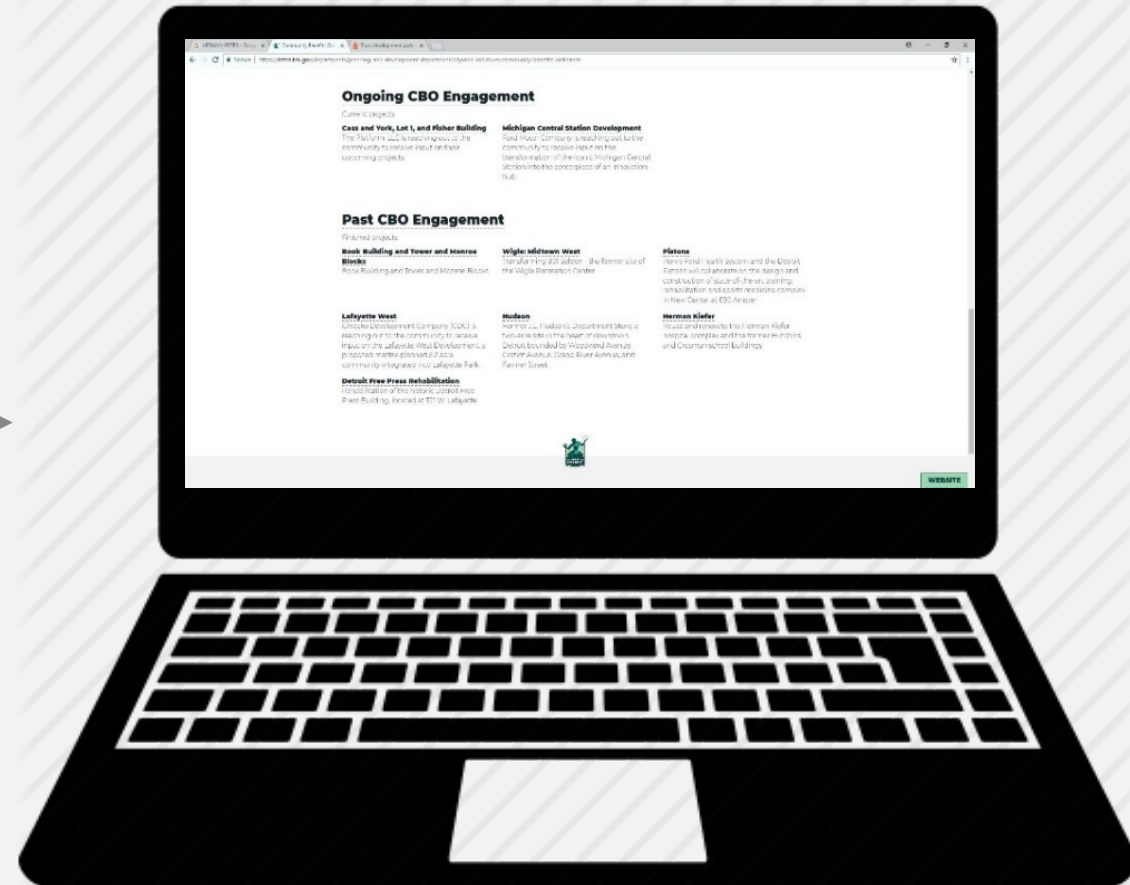
NEIGHBORHOOD ADVISORY COUNCIL (NAC) NOMINEES

- **2 MINUTES TO SPEAK ABOUT WHY YOU WANT TO SERVE**
- **OPEN TO RESIDENTS OVER 18 WHO LIVE IN IMPACT AREA**
- **GIVE YOUR CONTACT INFORMATION TO AMANDA IN THE CHAT**
- ***NAC CANDIDATES MUST ATTEND CBO MEETING ON MARCH 18TH TO BE CONSIDERED***

THROUGHOUT THE PROCESS

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WWW.DETROITMI.GOV/MICHIGAN-CHURCH



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NEXT CBO MEETING

THURSDAY MARCH 18TH, 6:00 – 7:30pm

MEETING 2 – NEIGHBORHOOD ADVISORY COUNCIL ELECTION

NAC CANDIDATES MUST ATTEND TO BE CONSIDERED

MEETING REGISTRATION: <https://bit.ly/Michigan-ChurchCBO>

DIAL IN: 1-312-626-6799

MEETING ID: 853 3838 3620

MEETING LINK AND DIAL IN INFORMATION ARE THE SAME FOR ALL MEETINGS – IF YOU REGISTERED FOR TONIGHT, YOU HAVE THE LINK