

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

COMMUNITY BENEFITS MEETING



DEPARTMENT OF
**Planning &
Development**

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CBO Meeting #5 – April 29, 2021

AGENDA

**Neighborhood Advisory Council (NAC) Engagement Process
& Presentation of Impacts**

NAC Q & A & Discussion

General Q & A

COVID-19 VACCINE INFORMATION

*Walk Up
Drive Up
After Hours
Weekends*

**Vaccines to Fit
Your Schedule**

(313) 230-0505



Get Paid.

**Get your neighbors
vaccinated.**

**\$50 per person,
per shot.**

Register as a Good Neighbor,

Call 313.230.0505



**VACCINE QUESTIONS?
Call DHD at 313-876-4000**

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LET'S GET
BACK
to Pistons Games



In Partnership
with



Henry Ford Pistons Performance Center

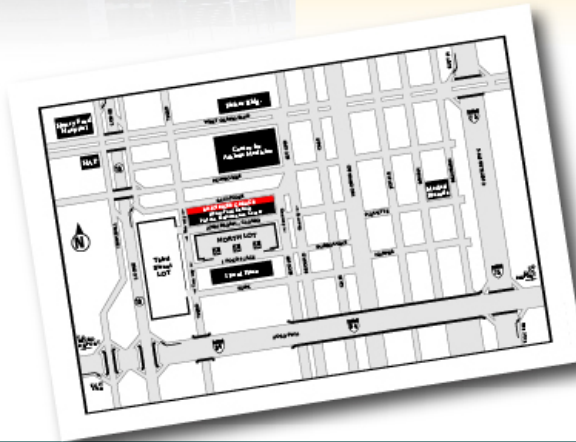
Family Vaccine Day

Saturday, May 1, 2021

9 a.m. - 5 p.m.

Food Trucks • Free Parking • Giveaways

to register **(313) 230-0505**



Vaccine Clinic

Get the COVID-19
Vaccination at DHDC



Wednesday, May 5th, 1-5PM

*Detroit Hispanic
Development Corporation
is hosting a free vaccination
clinic in partnership with the
City of Detroit Health
Department.*

Must call and register!

313-967-4880 Ages 16 & up



NEIGHBORHOOD ADVISORY COUNCIL (NAC)

- . **Debra Walker** - Elected by Impact Area Residents
- . **Hilliard Hampton III** - Elected by Impact Area Residents
- . **Taurean Thomas** - Appointed by Council President Brenda Jones
- . **Brandon Lockhart** - Appointed by Council Member Janeé Ayers
- . **Dorothy Bennick** - Appointed by Council Member Raquel Castañeda-López
- . **David Esparza** - Appointed by Planning & Development
- . **Brian Moore** - Appointed by Planning & Development
- . **Maggie Shannon** - Appointed by Planning & Development
- . **Bob Roberts** - Appointed by Planning & Development
- . **Kevin Pines** - Alternate

CBO PROCESS – MEETING SCHEDULE

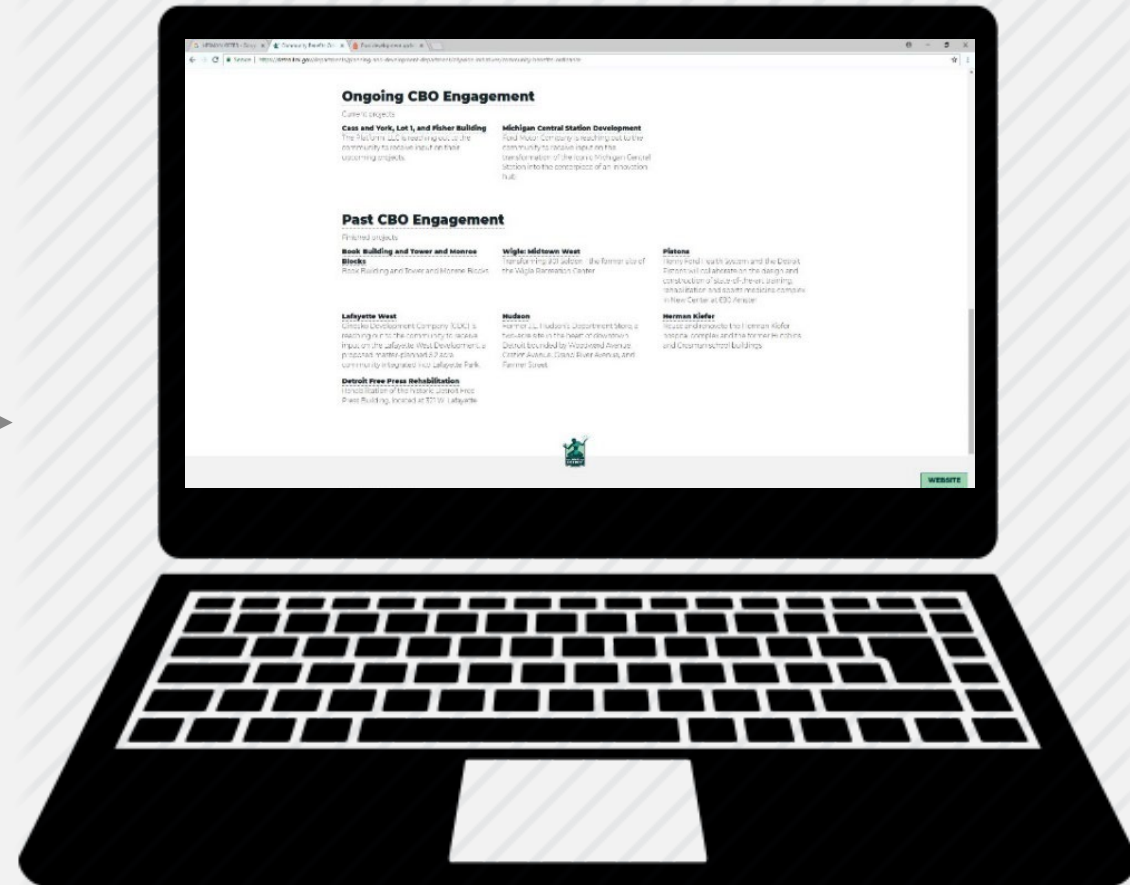
*Please note that this schedule may change. Updates will be provided through email list and at www.detroitmi.gov/michigan-church

MICHIGAN & CHURCH STREET PROJECT CBO SCHEDULE												
Meetings	March 2021					April 2021				May 2021		
	WK 1	WK 2	WK 3	WK 4	WK 5	WK 6	WK 7	WK 8	WK 9	WK 10	WK 11	WK 12
Meeting 1 - Introduction to CBO	11-Mar											
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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

Neighborhood Advisory Council (NAC) Presentation of Project Impacts

MICHIGAN-CHURCH STREET DEVELOPMENT NEIGHBORHOOD ADVISORY COUNCIL

* COMMUNITY ENGAGEMENT PROCESS *

NAC – Community Meetings

April 7th

April 20th

April 28th

May 5th *Scheduled*

Average # of participants = 80



Emails

michiganchurchstnac@gmail.com

Survey – 75 responses received

On-line

Distributed door-to-door

Responses via website or

Dropped off at local restaurants –

McShane's . Bobcat Bonnies . Batch Brewing

320+ comments, ideas
submitted from community

Feedback from the above sources

led to identifying and prioritizing
the Impact List

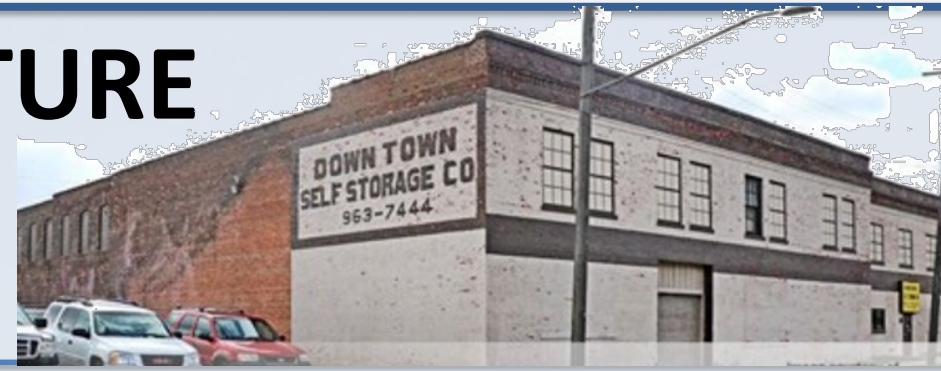
An architectural rendering of a multi-story brick building with a street scene. The building has a classic brick facade with large windows and a ground-floor storefront. The street in front has a brick-paved sidewalk, a few trees, and a person walking. The overall scene is bright and clear.

MICHIGAN-CHURCH STREET DEVELOPMENT NEIGHBORHOOD ADVISORY COUNCIL

*** IMPACT LIST ***

MAINTAIN HISTORIC STRUCTURE

Downtown Storage Building



- Commit to providing a minimum of 401 parking spaces, without creating new surface lots.
- Rehabilitate entire Downtown Storage building for a different use. Engage community for possible re-use plans.
- Create a buffer between parking structure and community.
- Acknowledge the history of the site.

TRAFFIC IMPACT / SAFETY / WALKABILITY



- There are concerns about increased traffic, increased volume of cars, relative to neighborhood safety for children and walkability. **Request:** Provide information on how these concerns will be mitigated.
- Limit garage vehicle egress so that travel is not permitted toward the residential neighborhoods.
- Extend security to also patrol neighborhood.
- Update traffic study to include pedestrian and bike traffic.

TRAFFIC IMPACT / SAFETY / WALKABILITY



- Support obtaining 4-way STOP signs at Church & Tenth.
- Support more protected bike lanes.
- Provide funding for Corktown DPD Compstat, which is a monthly meeting lead by DPD and administered by WSU. Attendees include various law enforcement agencies that meet to identify patterns to deter crime in the area. Cost is for data analysis and coordination with partners. **Request: \$7,500**

MAINTAINING / ENHANCING NEIGHBORHOOD CHARACTER



- Concerns of light pollution from garage and new development into residential areas. **Request:** Limit light from new developments to 0.1 foot-candles as maximum vertical illuminance in any point in the plane of the property line facing residential properties per IES Model Lighting Ordinance for Lighting Zone 1.
- Contribute to the home improvement grant for Impact Area residents. **REQUEST: \$50,000**
- Install new historically appropriate street lighting along Church and Leverette, compatible with the plan for Tenth. **REQUEST: \$3,000**
(Amortized over ten years)

MAINTAINING / ENHANCING NEIGHBORHOOD CHARACTER



- Support outreach initiatives of St. Peter's Church.
REQUEST: \$2,500
- Incorporate recognition of previous Saw Mill into project.
- Commit to continue community engagement beyond project completion.
- Provide visual and acoustic screening at public amenity deck (towards residential properties).

AFFORDABLE HOUSING



- The community is concerned that 20% of units at 80% AMI will not adequately address the needs of community. **Request:** Provide 5% of units at 80 AMI, 5% of units at 60 AMI, and 5% of units at 40 AMI.
- Provide affordable units within the full range of unit types available.

PARKING



- With the mobility movement coming in the future, build the parking structure so that it could be modified to other uses at a later date, ie, Future Proofing.
- Consider using other (i.e. Ford garage) structures or lots for employee parking and long term parking with shuttles used to transport those people.
- Reserve number of free parking spaces for Corktown residents / guests, (on a need basis).

PARKING



- Provide free transit passes for renters/owners of the units to avoid the need for them to have to own a car.
- Provide garage parking spaces for ride share type vehicles (such as Zipcar).
- Pay for Residential Parking permits.
REQUEST: (Based on current costs per car/per yr.) = **approx. \$15,000**
- Provide parking study to include Ford and other structures being built.

PARKING



- Provide study from other Detroit hotels (before covid) as to the number of cars they park for their guests versus data provided that is based on hotels in other cities.
- House all parking for hotel and housing in the parking garage, and not on-street parking.
- Provide updated parking plans (with preservation of entire storage building) and proposed fee structure to NAC and community to review.
- Support one way signs at Tenth, corner of Church / Leverette directing traffic only to Trumbull.

ENVIRONMENTAL CONCERNS



- Provide sustainable design elements in the new project beyond code minimums and ASHRAE requirements.
- Follow LEED guidelines for certification (but not necessarily having to go through LEED process).
- Consider designing apartment building as a net-zero development, utilizing PACE funding.

ENVIRONMENTAL CONCERNS



- Provide energy star appliances, water-conserving plumbing fixtures, and energy efficient lighting.
- Provide recycling services to residents in apartments and townhouses.
- Provide EV charging stations in the new garage.
- Design alleyways as green alleys to improve pedestrian travel and reduce hardscape.

RETAIL / WORKFORCE



- Commit in writing that at least 51% of permanent and part-time jobs will be to Detroit residents.
- Commit in writing that at least 51% of contractors to be Detroit-based.
- Contribute to city's workforce training initiative, with priority to students from Impact Area.
REQUEST: \$15,000
- Work with local non-profits, ie, Detroit Hispanic Development Corp, Mercy Education Project, to provide intern opportunities.



RETAIL / WORKFORCE

- Consider designing white box retail spaces with flexibility and infrastructure to incorporate possible restaurant tenants.
- Provide at least 30% of retail space at smaller leasable areas that can be available to local small businesses, with a 50% reduction from market rates for five years from completion of project, with priority given to existing residents of Greater Corktown. Consider that this space could be a collective space shared between multiple retail tenants.



RETAIL / WORKFORCE

- Conduct an area wide market study to determine what businesses residents / guests want / need.
- Encourage small convenience shops with longer hours.
- Work with Motor City Match for local tenants to get them help with tenant up front costs and identify entrepreneurs for retail spaces.
- Mitigate concern about too much traffic on Trumbull if Bucharest Grill moves to Trumbull.

CONSTRUCTION MITIGATION



- Mitigate noise concerns due to direct proximity to a residential neighborhood. **Request:** Limit noise-making construction to hours between 8:30am-7:00pm weekdays only.
- Limit dirt, dust, and other particulate materials from construction site to exceed BSEED requirements.
- **Request:** Sweep the streets and remove debris weekly.
- Preserve use of bike lane on Michigan Ave during construction.

CONSTRUCTION MITIGATION



- Provide an online portal for project information, environmental reports, road closures, and other construction information.
- Provide a phone number and email for resident complaints to developer during construction process.
- City to share number for BSEED regarding construction concerns on the CBO website during the construction process.
- Provide fenced enclosures and security for the construction sites.

CONSTRUCTION MITIGATION



- Provide all parking for construction, construction staging, and construction traffic needs off-site and not in residential neighborhoods (Including, but not limited to, Church, 10th St south of Church, 11th St, and Leverette).
- Agree to patronize businesses and vendors within impact zone during construction process.
- Recognize the inconvenience (vouchers for cleaning, furnace filters, etc.) residents will experience from the construction by paying a nominal amount, not to be considered compensation for any significant damage to their property. **\$\$** (*See Home Improvement Grant*)

COMMUNITY INVESTMENTS



- Provide funding to upgrade Murphy Play lot basketball court. **REQUEST: \$2,500** (one-time)
- Allow nominal fee membership for Corktown residents to use the amenities - pool, gym.
- Free community space for meetings, events, etc.
- Join Corktown Business Association and participate in the Business Improvement Zone. **\$\$ TBD**
- Fund local art by Detroit artists. Provide minimum two works of public art either on project site or elsewhere within impact area. **REQUEST: \$3,000**
- Donate to the Corktown Historical Society.
REQUEST: \$1,500

COMMUNITY ASSURANCES



- Developer will adhere to Detroit zoning and Traditional Main Street Overlay requirements.
- Commit in writing that facades along Michigan Ave, 10th, and 11th and at parking garage will be at least 60% (80% on Michigan Ave) brick masonry material.
- Developer follows the same historic (HDC) requirements as residents must with their homes.
- Commit in writing that the townhouse construction along Church St will continue to match the building heights and setbacks of the neighborhood as currently shown.

COMMUNITY ASSURANCES



- Commit in writing that the alleyway will provide thoroughfare at project completion.
- Agree to develop the project to follow pedestrian-focused urban design.

OTHER OPPORTUNITIES

- Propose a moratorium of demolishing property in Historic Corktown.
- Residential parking permits must be last step in controlling any overflow parking.
- Suggest developer refer to www.reformdetroitparking.org.
- Community has shown support for a taller garage or underground garage if needed.

Provide 10% of \$10M Abatement over ten years
REQUEST: \$100,000 / year to the community



COMMUNITY BENEFITS

Annual Costs

Home Improvement Grant <i>(includes construction mitigation vouchers)</i>	\$ 50,000
Workforce Training Donation	\$ 15,000
Residential Parking	\$ 15,000
COMPSTAT	\$ 7,500
Lighting (amortized over 10 years)	\$ 3,000
Art Fund	\$ 3,000
St. Peter's Outreach	\$ 2,500
Murphy Play Lot Court (one-time)	\$ 2,500
<u>Corktown Historical Society</u>	<u>\$ 1,500</u>

TOTAL **\$100,000**



**DEADLINE FOR RESPONSE TO NAC
IMPACT LIST**

MONDAY MAY 3, 2021

**Next Community Meeting
Wednesday, May 5, 2021**

THANK YOU

NAC ENGAGEMENT AND MEETINGS

Contact the NAC at: MichiganChurchStNAC2021@gmail.com

NAC Member Meeting: Wednesday May 5th, 6:00pm

MEETING LINK: <https://us02web.zoom.us/j/86491835858>

DIAL IN: 1-312-626-6799

MEETING ID: 864 9183 5858

Neighborhood Advisory Council Q & A + Discussion



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General Q & A



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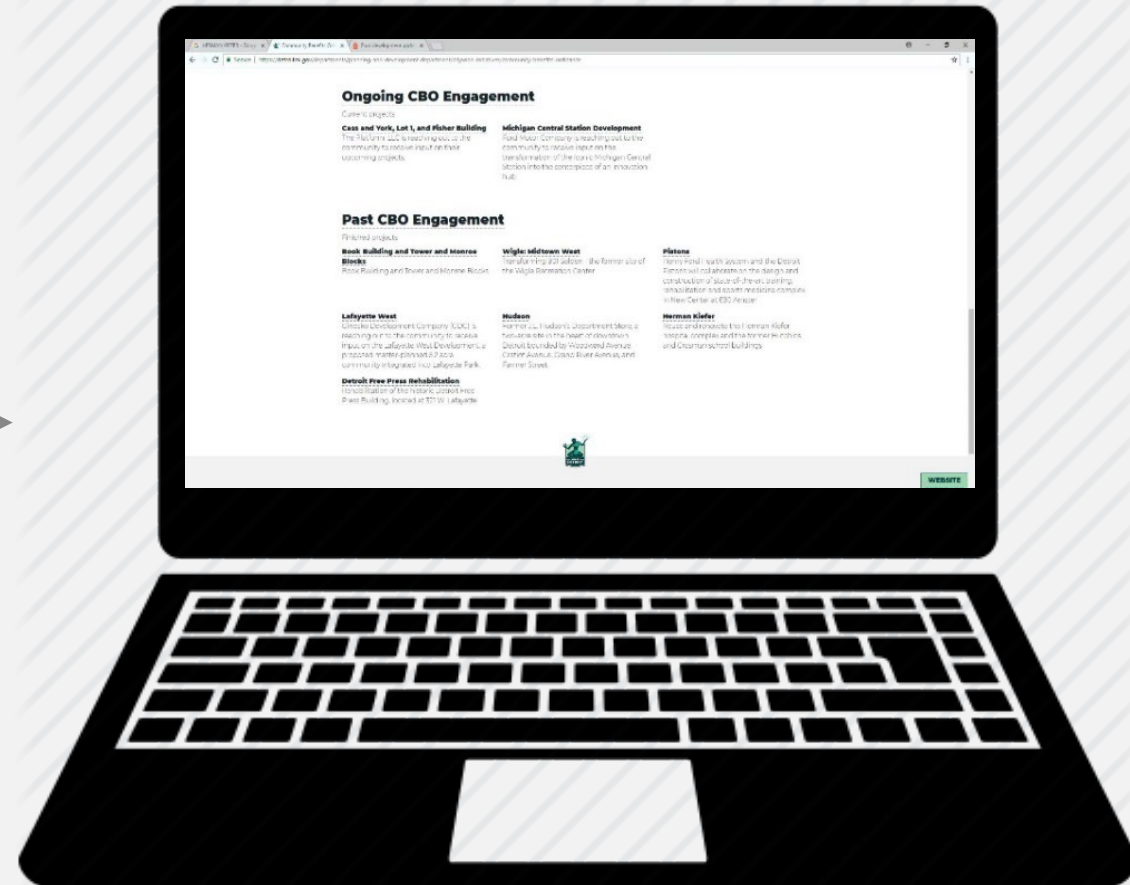
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NEXT CBO MEETING

MEETING 6: THURSDAY May 13th, 6:00pm – 8:00pm

AGENDA: Developer response to NAC

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

DIAL IN: 1-312-626-6799

MEETING ID: 853 3838 3620

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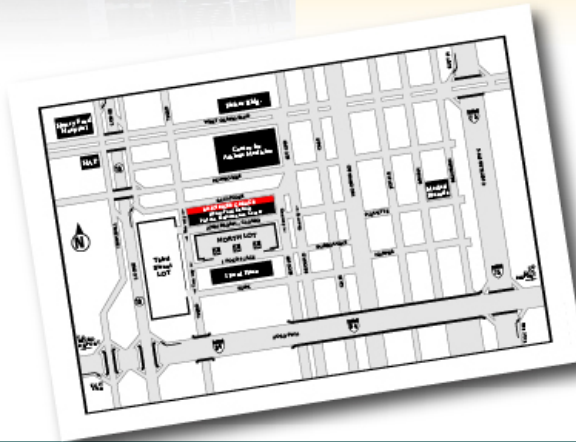
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