Annual Community Benefits Update Meeting

November 7, 2019







AGENDA

- 1. WELCOME + INTRODUCTION
- 2. CBO MONITORING + ENFORCEMENT
- 3. PROJECT UPDATES: DESIGN, PROGRAM + CONSTRUCTION
- 4. COMMUNITY BENEFITS PROVISIONS IMPLEMENTATION UPDATES
- 5. NAC QUESTIONS + DISCUSSION
- 6. GENERAL Q+A

Welcome + Introduction

THANK YOU NEIGHBORHOOD ADVISORY COUNCIL

- Michelle Matthews Elected by Impact Area Residents
- Beverly Burns Elected by Impact Area Residents
- **Gwen Howard** Appointed by Council President Brenda Jones
- Alicia Adams

 Appointed by At-Large Council Member Janeé Ayers
- Marie Butler Appointed by Council Member Raquel Castañeda-López
- Alexandra Novak Appointed by Planning & Development
- Rogelio Landin Appointed by Planning & Development
- Eric Plummer Appointed by Planning & Development
- Jake Plaggemars Appointed by Planning & Development

CBO ENGAGEMENT PROCESS: COMMUNITY IDENTIFIED IMPACTS

6 CBO
Meetings

~80 Attendees

Over 2 Months

Preserve
affordability
downtown and
create new
affordable
housing options

Incorporate public space and sustainability elements

Clear and consistent communication on construction impacts

Preserve historically significant architecture Mobility and pedestrian access

Retail space opportunities for local small businesses

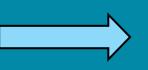
ONCE CBO MEETINGS ARE COMPLETE

FINALIZED THE
NEGOTIATED BENEFITS
PACKAGE WITH THE
DEVELOPER AND THE
NAC WITHIN TWO
WEEKS OF THE FINAL
MEETING

LETTER OF SUPPORT FOR COMMUNITY BENEFITS PACKAGE SIGNED BY NAC DEVELOPMENT PACKAGE
SUBMITTED TO CITY
COUNCIL ALONG WITH
COMMUNITY BENEFITS
REPORT & COMMUNIY
BENEFITS PROVISIONS
SIGNED BY THE
DEVELOPER

CITY COUNCIL APPROVED INCENTIVES REQUEST WITH COMMUNITY BENEFITS AGREEMENT – EFFECTIVE NOVEMBER 13TH, 2017

Community Benefits report is sent to the NAC & posted to the website



Enforcement period; PDD hosts annual check-ins with the NAC and developer

COMMUNITY BENEFITS PROVISION CONTENT

Enforcement
Mechanisms for the
Community Benefits
Provision

Ex. Claw-back of City-provided-benefits, revocation of land transfers or land sales, penalties and fees

List of Benefits That Developer has Agreed to Provide

Requirement for Developer to Submit Compliance Reports Community Engagement Requirements

ONCE CBO MEETINGS ARE COMPLETE

All documents and reports are posted on City of Detroit Website:

www.detroitmi.gov/CBO



ere am I: Home > Planning and Development Department > Citywide Initiatives > Community Benefits Ordinance > Past CBO Engagement

BOOK BUILDING AND TOWER AND MONROE BLOCKS



CONTACTS

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

DEPARTMENT MENU

Documents

ONCE CBO MEETINGS ARE COMPLETE

 The Planning and Development Department will facilitate at least one public meeting annually between the Developer and the NAC for the time period identified in the project's Community Benefits Provision – 2 years

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

 City of Detroit's Civil Rights, Inclusion and Opportunity Department (CRIO) leads enforcement and monitoring.

CBO Monitoring + Enforcement



THE ORDINANCE

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)

<u>Section 14-12-3(f)(2)</u> 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

- On Track the developer is taking the necessary steps to complete the commitment
- □ Off Track the developers has shown no follow through and/or has not met deadlines
- Completed the commitment has been satisfied
- Not Started the developer has taken no action
- Awaiting Reply the developer has not yet responded to a request for information

Reports are produced every January and July for projects 6 months and older

Reports can be found at:

https://detroitmi.gov/departments/civil-rights-inclusion-opportunity-department/community-benefits-ordinancecompliance-monitoring

ENFORCEMENT

Send us your comments and/or concerns

https://detroitmi.gov/departments/civil-rights-inclusion-opportunity-department/community-benefits-ordinance-compliance-monitoring

- 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:

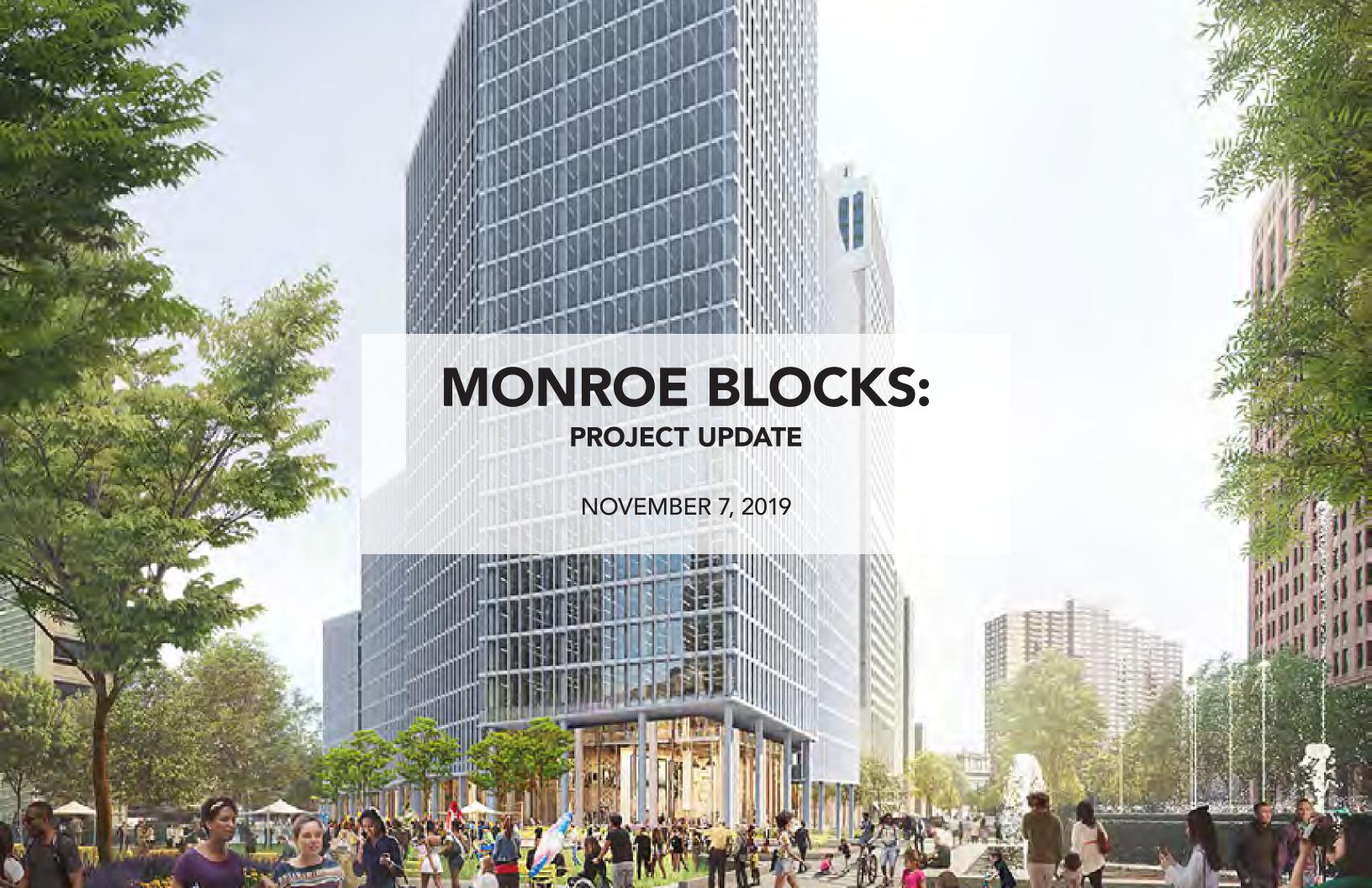
Avery Peeples

Policy and Compliance Officer

peeplesav@detroitmi.gov

(313) 224-9505 (313)224-4950





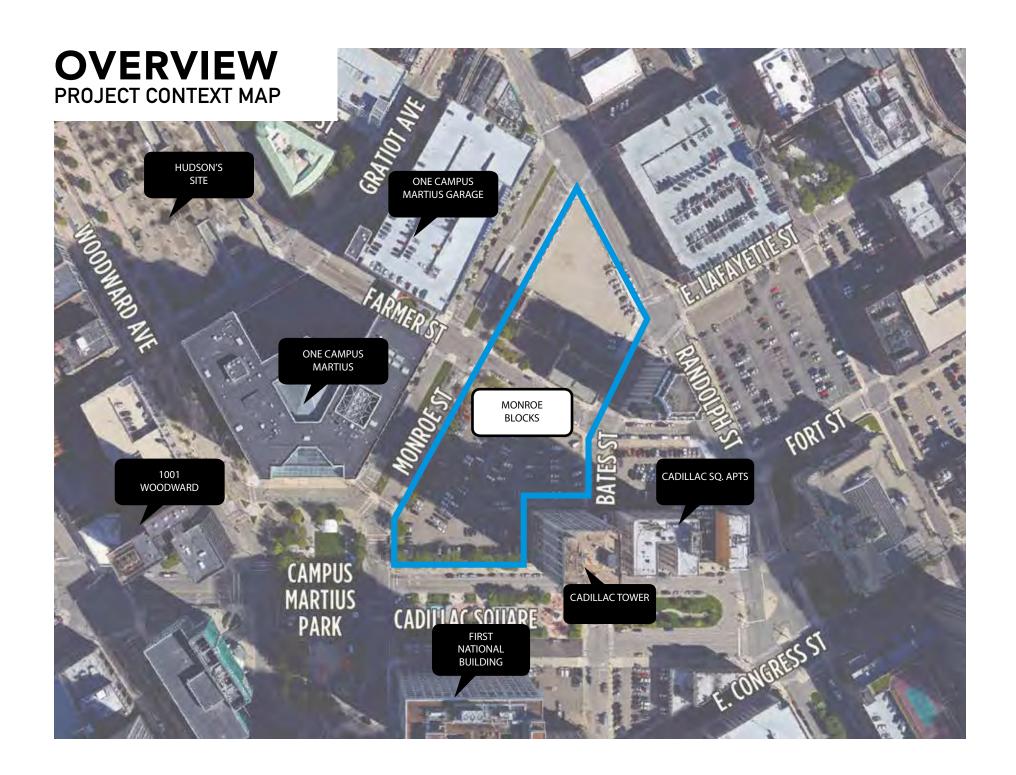
MONROE BLOCKS HOARDING WALL ADJUSTMENT

Construction Boundary



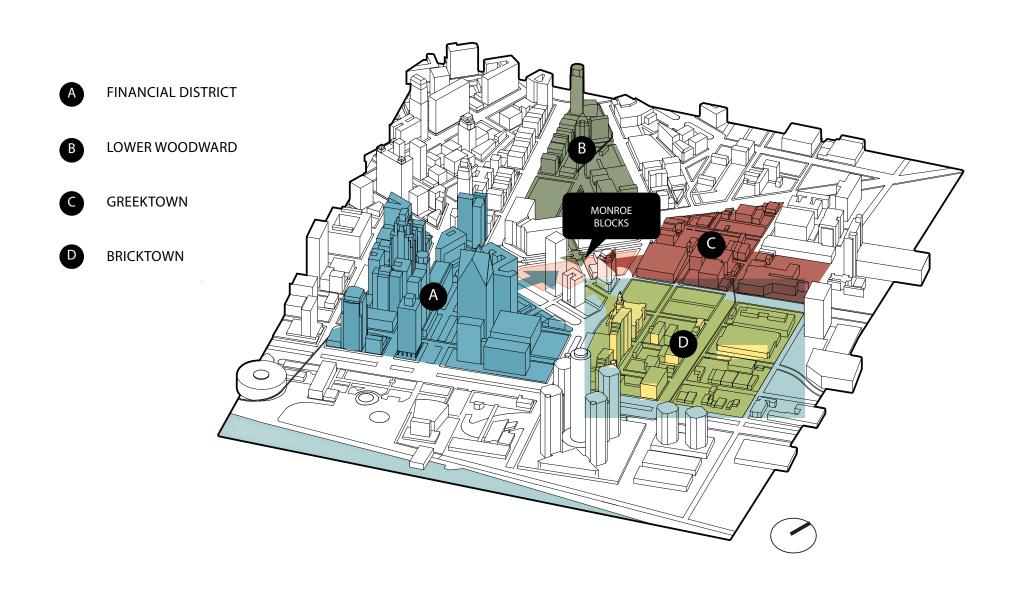






DISTRICT STRATEGY

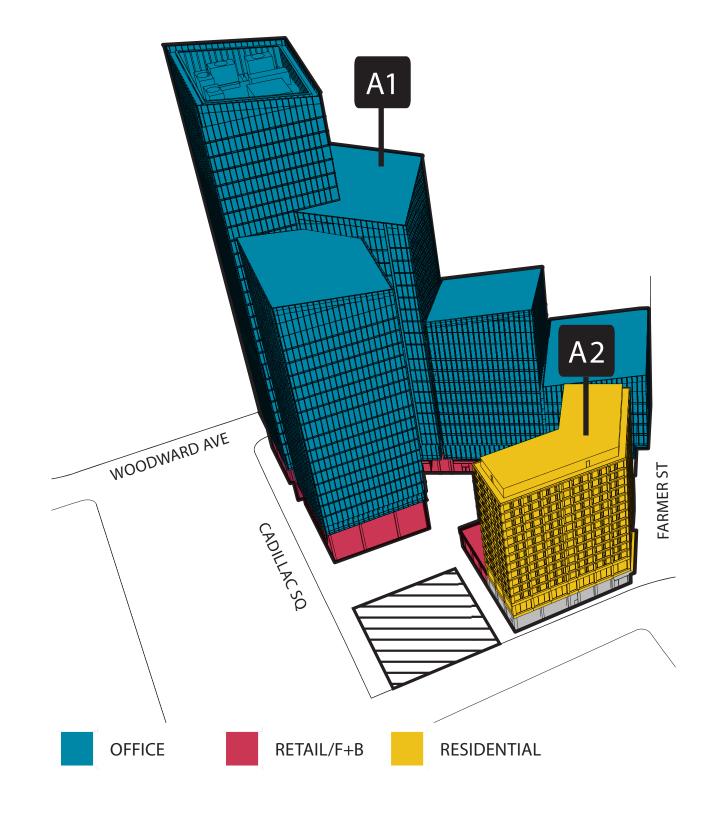
CONNECTING NEIGHBORHOODS



BLOCK A DESIGN

MONROE BLOCKS PROGRAM

| GSF | |
|-------------|-----------------|
| RESIDENTIAL | 170,000 + |
| OFFICE | 870,000 + |
| RETAIL | 34,000 + |
| TOTAL | 1 MILLION + GSF |







PROJECT UPDATE

The Monroe Blocks project teams are undergoing a value engineering exercise on the A1 office tower.

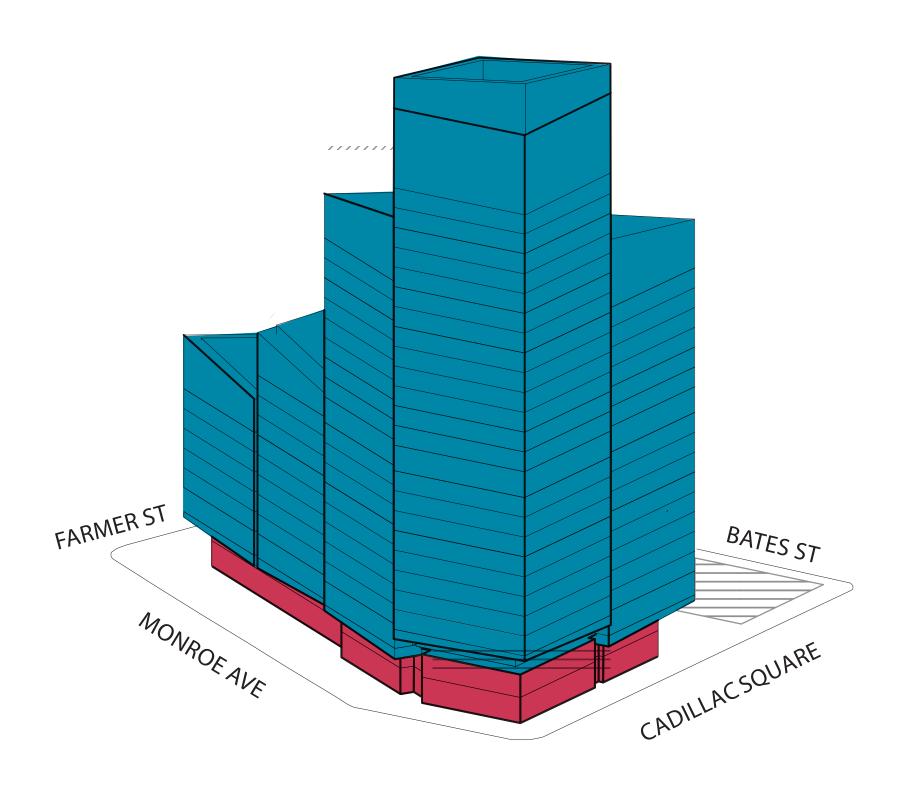
The goal is to find ways to deliver a more efficient, cost effective and refined design.

We are investigating more efficient mechanical systems, floorplate layouts and program layout.



OPTIMIZE BUILDING MASSING

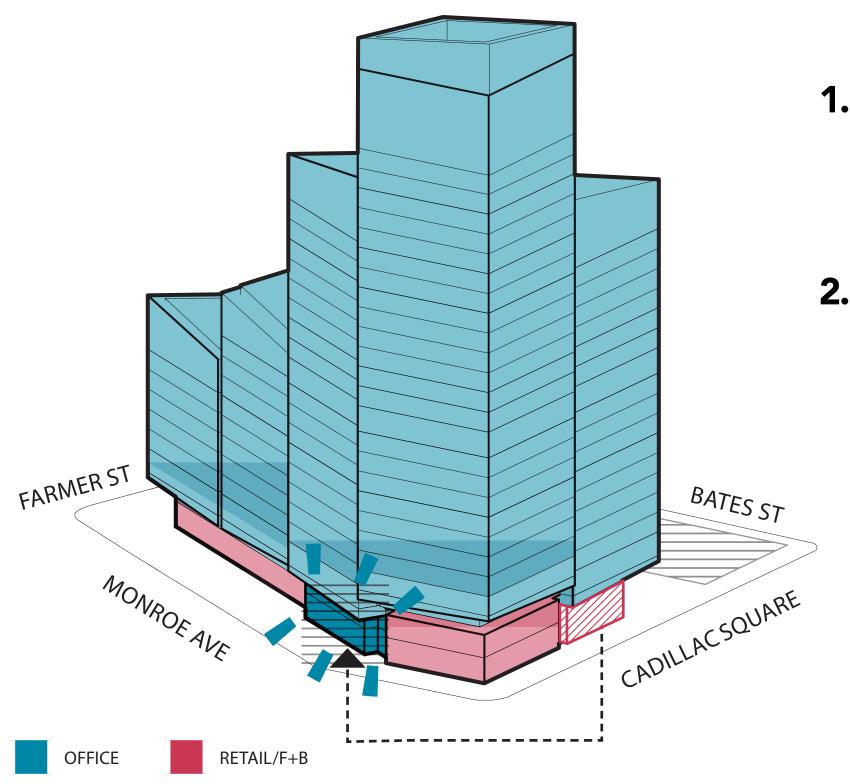
MONROE BLOCKS: A1





BETTER GROUND FLOOR

MONROE BLOCKS: A1

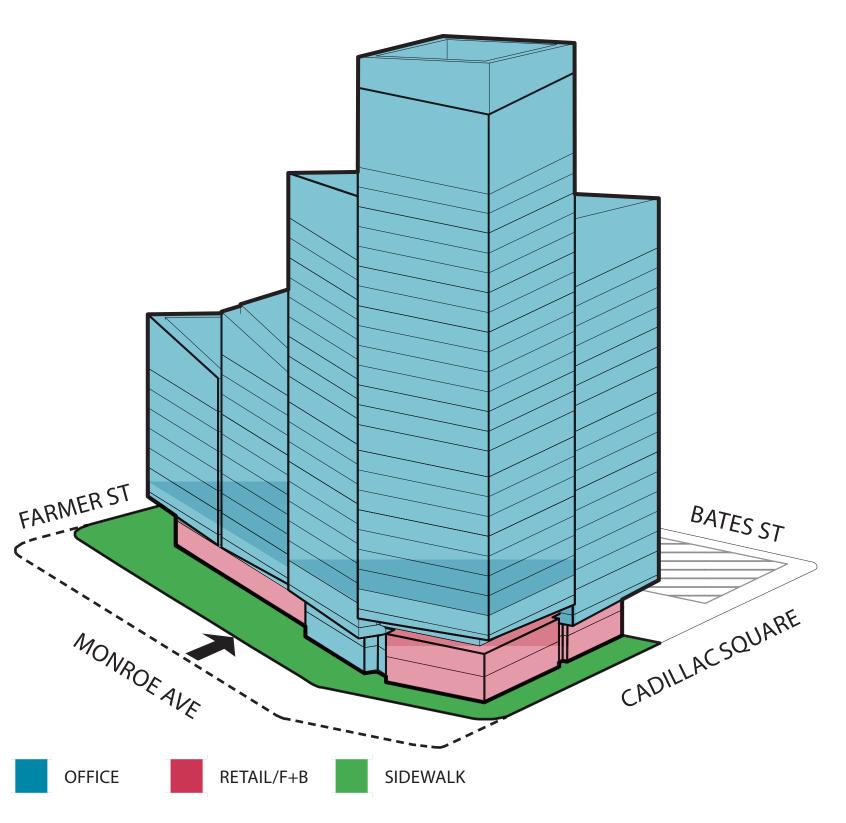


1. LOBBY RELOCATION TO MONROE

2. BETTER RETAIL SIZE + LOCATION

MAINTAIN STREETSCAPE

MONROE BLOCKS: A1

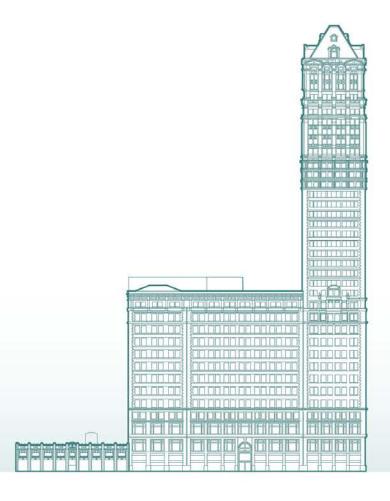




BOOK BUILDING + TOWER



PROJECT TEAM













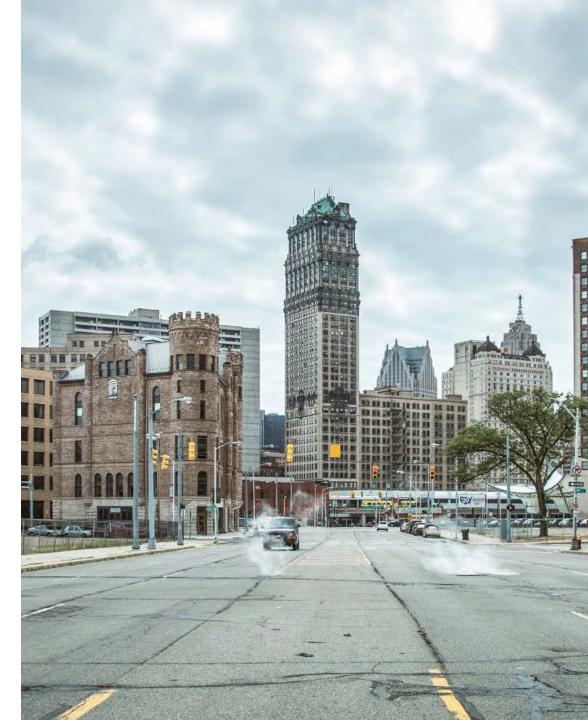


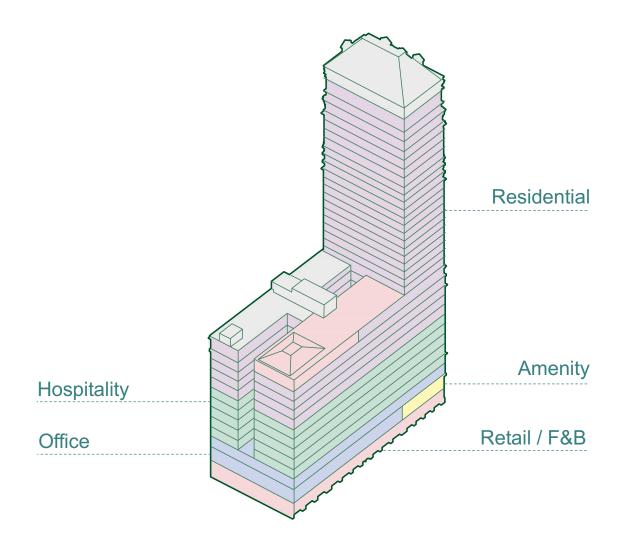


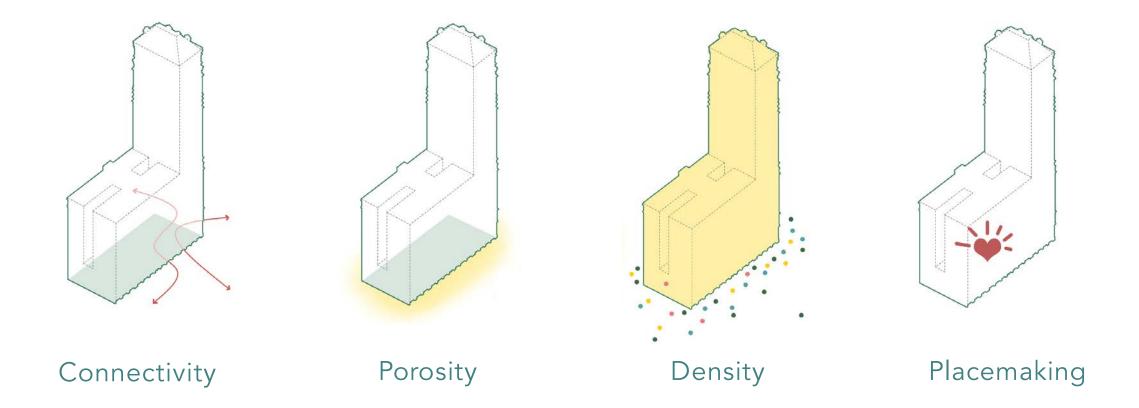




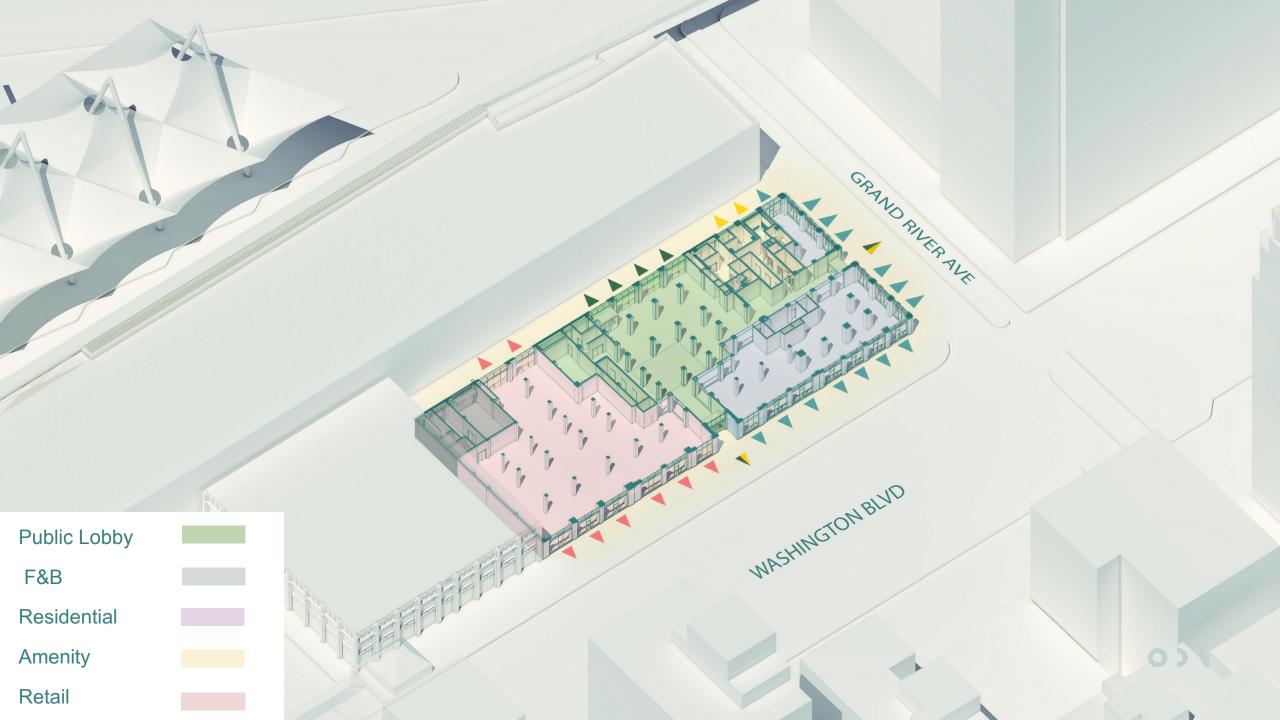












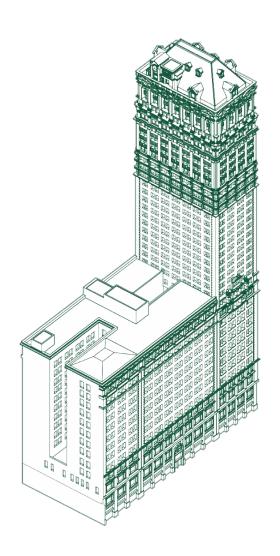


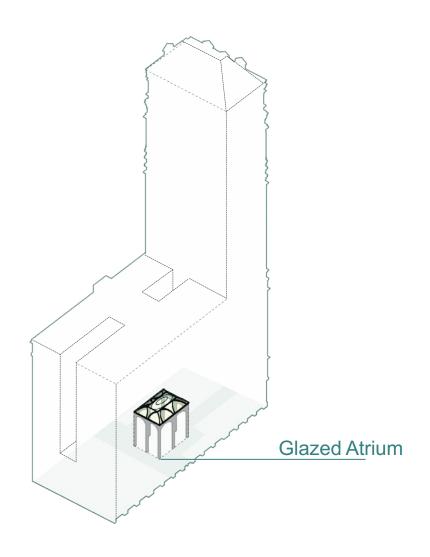


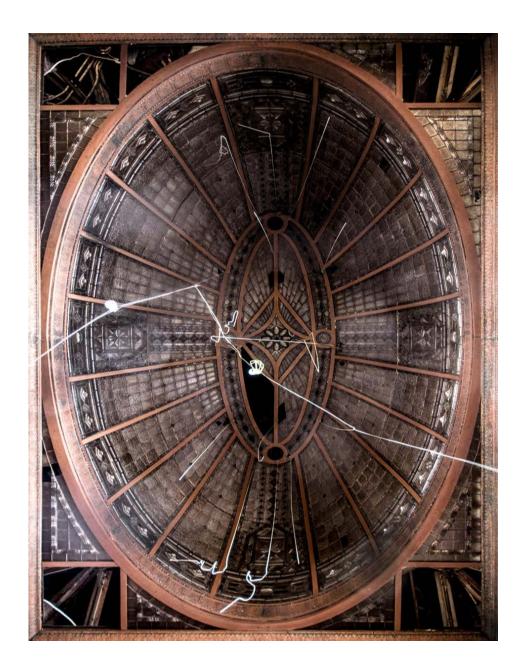












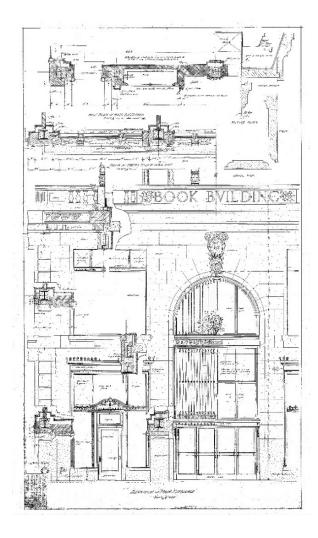


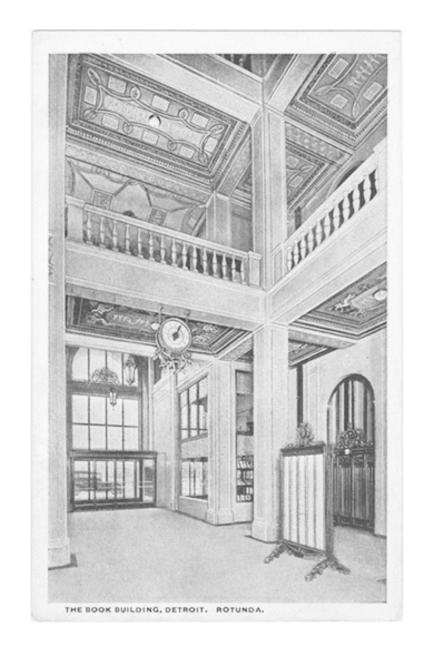


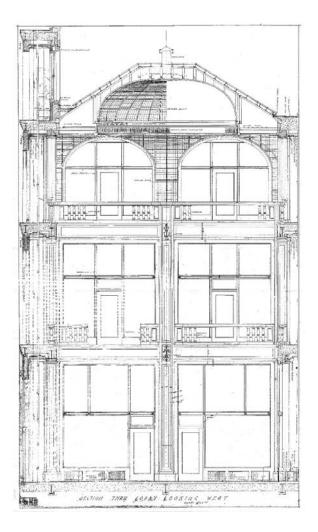






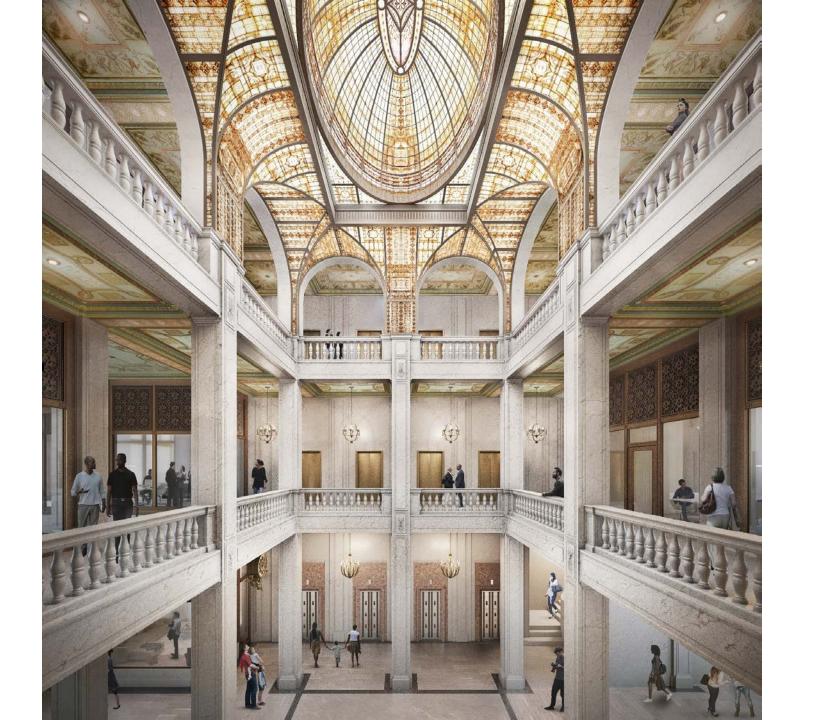












CONSTRUCTION PROGRESS



























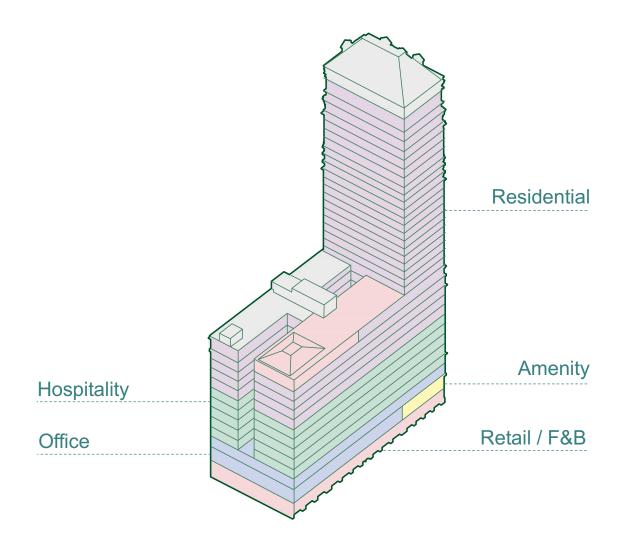














CBO COMMITMENTS

A RESOLUTION WAS PASSED AT CITY COUNCIL IN NOVEMBER 2017 TO MEMORIALIZE THE COMMITMENTS MADE IN THE CBO PROCESS.

SEVEN COMMITMENTS WERE MADE BY BEDROCK AS PART OF THE AGREEMENT FOR MONROE BLOCKS AND BOOK TOWER, STEMMING FROM ISSUES IDENTIFIED BY THE NAC.

HERE IS AN UPDATE ON THOSE COMMITMENTS.

CBO COMMITMENTS

- COMPLY WITH AFFORDABLE HOUSING AGREEMENT
- COMPLY WITH FEDERAL FAIR HOUSING REGULATION
- UPDATE THE COMMUNITY AND THE CITY ON CONSTRUCTION ACTIVITY
- 4. IDENTIFY ACCESSIBLE LOCATION FOR CBO MEETINGS.
- 5. COMPLY WITH CITY TRAFFIC ORDINANCES AND PROVIDE ACCESS TO TRANSIT CENTER
- RESTORE THE NATIONAL THEATRE FAÇADE IN ACCORDANCE WITH DEVELOPMENT AGREEMENT
- COMPLY WITH EXECUTIVE ORDER 2016-1 AND 2014-5.

COMPLY WITH AFFORDABLE HOUSING AGREEMENT

- Per Bedrock's Affordable Housing Agreement with the City, we commit to ensuring that at least 20% of our residential units will be affordable at or below 80% AMI for at least 30 years.
- At least 25 units will be in Bedrock's high-rise development projects such as Monroe Blocks, Hudson's, Book Tower, and/or David Stott. Currently, we have 10 of these units in David Stott.
- Bedrock has developed or is in the process or preserving 375 affordable residential units, or approximately 48%, from a total of 779 completed.

COMPLY WITH FEDERAL FAIR HOUSING REGULATION

- All of Bedrock's leasing agents and property managers have Fair Housing training both via in person seminars with attorney James Gromer as well as online via Grace Hill.
- Bedrock's process for reviewing and selecting residents is based on Fair Housing and other applicable laws, which require that Bedrock consider residents on a first come, first serve basis.
- A contact form is available on the Bedrock Detroit website for prospective tenants to request information about our units: http://www.bedrockdetroit.com/contact/, and by phone at: 800-771-6311.
- Bedrock also uses online channels such as <u>www.Apartments.com</u> to publish information regarding available units.

COMPLY WITH FEDERAL FAIR HOUSING REGULATION

- Information about the Flats at 124 Alfred can be found by calling 313-545-8053 or by visiting the following website: http://citymoderndetroit.com/residences/flats
- Information about 28Grand can be found by calling 888-980-7362 or by visiting the following website: https://www.28granddetroit.com
- Information about the Cathedral Tower property can be found by calling 313-832-1020 or by visiting the following website: https://www.cathedraltowerapts.com

UPDATE THE COMMUNITY AND THE CITY ON CONSTRUCTION ACTIVITY

- Bedrock reached out to the NAC and PDD staff via email to share updates regarding construction activities that will impact the areas around Monroe and Book. Recent examples of outreach include:
 - Email on the Monroe St. crosswalks and hoarding wall: Aug 7th, 2019
 - Email sharing the selection of ODA to work on Book design: Sept 4th, 2019
 - Email sharing street closure on Gratiot Avenue: Oct 30th, 2019
- Bedrock participates in DDP's monthly Traffic & Construction Coordinating
 Committee, whose purpose is to mitigate construction impacts and ensure that
 road and sidewalk closures are communicated to the city and community. Bedrock's
 information regarding updates is always made accessible to attendees. You can
 subscribe to DDP's communication channel through this link:
 https://downtowndetroit.org/about-ddp/contact/
- The Park Detroit app is also a great resource to find parking downtown for anyone concerned with construction related impacts to parking.

IDENTIFY ACCESSIBLE LOCATION FOR CBO MEETINGS

- Bedrock consulted with PDD and the facilitator of the Monroe Blocks and Book
 Tower projects and determined that CAYMC would be the most accessible place to
 meet for NAC members and those interested from the community.
- For any future CBO-related meetings, we are happy to work with the City to identify an accessible and convenient space to meet during the process.
- For the NAC's ongoing needs for its own meetings, please reach out to Jason Headen on our team (313-545-4171) and we will determine if Bedrock space can be made available when needed.
- In addition, Bedrock works to include the NAC in significant milestone events for the Book Tower and Monroe Blocks projects.

COMPLY WITH CITY TRAFFIC ORDINANCES + PROVIDE ACCESS TO TRANSIT CENTER

• Whenever Bedrock requests a sidewalk or traffic closure, we work with the proper channels through City Engineering and Traffic Engineering.

RESTORE THE NATIONAL THEATRE FAÇADE IN ACCORDANCE WITH DEVELOPMENT AGREEMENT

- Bedrock installed secured fencing around the perimeter of the National Theatre and is working with historic consultants to plan for the abatement of the theatre and the restoration of the façade.
- Pursuant to Section 25-2-7 of the 1984 Detroit City Code, at their regular meeting on Wednesday, August 8, 2018, the Historic District Commission reviewed the Monroe Blocks project and determined that the proposed development will have a positive effect on the four Local Historic Districts adjacent to the project.

COMPLY WITH EXECUTIVE ORDER 2016-1 AND 2014-5

- Bedrock helped to organize a workforce expo called, "Ready. Set. Build!" at TCF (formerly Cobo) Center on November 14, 2018, with a goal of introducing Detroiters to skilled trade opportunities.
- Executive Order 2016-1
 - Monroe Blocks: 596 Detroit resident hours logged
 - Book Tower: 7,018 Detroit resident hours logged
- For EO 2014-5
 - Monroe Blocks: 38% of the contract values were awarded to Detroit-based or headquartered businesses. 4 of the 7 total firms we have worked with are Detroit-based or headquartered.
 - Book Tower: 52% of the contract values were awarded to Detroit-based or headquartered businesses.

ADDITIONAL COMMITMENTS

- 1. DELIVER GREEN SPACE AND SYSTEMS AT MONROE BLOCKS
- 2. IDENTIFY OPPORTUNITIES FOR HANDICAP PARKING AT BOOK TOWER
- 3. SUPPORT CREATION OF SMALL BUSINESS PIPELINE

NAC Questions + Discussion



