



**Civil Rights, Inclusion
and Opportunity**

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 1240
DETROIT, MICHIGAN 48226
PHONE: 313.224.4950
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To: Honorable Detroit City Council
Neighborhood Advisory Councils

From: Kimberly Rustem, Director, Civil Rights, Inclusion and Opportunity Department

Date: February 4, 2022

Re: **Community Benefits Ordinance Biannual Report for Hudson's**


The Civil Rights, Inclusion, and Opportunity (CRIO) Department has been given the responsibility of monitoring the Community Benefits Ordinance. The report details the developer's compliance with each Community Benefits Provision (CBP) commitment.

Hudson's project currently has **0** of their commitments "**Off Track**"

Below, you will find a key to reference when reviewing "Status Update" and the total number of CBP commitments in each specific status

Status Update	Explanation	Commitments
On Track	Actions taken towards satisfying commitment	11
Off Track	Commitment not fulfilled	0
Off Track but Compliance Plan Submitted		0
Not Started	No action taken	4
	Additional information requested	0
Completed	Commitment fulfilled	4
Total Commitments		19

Respectfully,


Kimberly Rustem
Director

Civil Rights, Inclusion and Opportunity Department

Approved as to form:


Chuck Raimi
Interim Corporation Counsel
City of Detroit Law Department



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Biannual Community Benefits Report

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Project Name/Location: Hudson's Site Project/ 1241 Woodward Ave
Agreement Approval Date: March 11, 2019
Developer Name/Address: Bedrock Management Services, LLC, 630 Woodward Ave, Detroit MI 48226

	Commitment	Finding	Status	City Department
1.	Compliance with the affordable Housing Agreement approved by City Council in July 2017	Bedrock is currently compliant the requirements under the Affordable Housing Agreement. The agreement requires that 20% of units should be at or below 80% AMI over 30 years. This agreement includes the total housing units, provided by the developer, across the city. Of the 1,288 completed or under construction units offered by the developer, 406 (or 31.5%) are affordable. This number includes the 15 affordable units to be available in the Book Tower project upon completion.		Housing & Revitalization Department
2.	Bedrock will ensure compliance with Fair Housing regulations and other applicable laws when marketing housing to prospective tenants.	Bedrock's marketing to potential tenants has yet to commence. Marketing will occur near construction completion. However, all Bedrock leasing and property managers receive Fair Housing Training in-person by attorney James Gromer and online with Grace Hill to ensure compliance with Fair housing regulations.		Housing & Revitalization Department



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		<p>A contact form is available on the Bedrock Detroit website for prospective tenants to request information regarding Book Building and Tower: http://www.bedrockdetroit.com/contact/ The contact phone number is 833-729-5824. Bedrock also uses channels such as www.Apartments.com to publish information regarding available units.</p>		
	Commitment	Finding	Status	City Department
3.	<p>Developer will provide information on construction and related activity in connection with the development projects to the City to mitigate the impact of construction on the downtown community and ensure information regarding construction and related activities is communicated to those impacted</p>	<p>Bedrock provides updates on construction and related activity of the development that may be impactful on the downtown community. However, since the October 2021 Community Benefits Report, there has been no impact updates to share. Bedrock continues to participate in and shares information at the Downtown Detroit Partnership's Traffic & Construction meetings. The last meeting occurred in early April and discussed various mobility programs as well as other traffic and parking related updates in the downtown area.</p>		<p>Department of Neighborhoods Buildings, Safety Engineering, and Environment Department Planning and Development Department Department of Public Works</p>
4.	<p>Developer has proposed a traffic logistics plan relating to pedestrian and vehicular traffic to the City for review and approval</p>	<p>The first maintenance of Traffic Plan was submitted to and approved by the City in December of 2017. Subsequent phases were submitted and approved in June of 2019 and August of 2020. The Right of Way permit, which requires this Maintenance of Traffic Plan, renews each year in December.</p>		<p>Department of Public Works</p>



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	Commitment	Finding	Status	City Department
5.	Developer will comply with City traffic requirements including those related to the safety of pedestrians.	Bedrock works with the city on all traffic management issues. Bedrock is currently compliant with City traffic requirements. There have been no traffic violations.		Department of Public Works
6.	The persons responsible for flagging traffic will be trained in the Department of Transportation's Uniform Traffic Control Measures	Bedrock has trained in accordance with the Department of Transportation's Uniform Traffic Control Measures the persons given this responsibility	Completed	Department of Public Works
7.	Developer, and all relevant parties, will comply to the City's noise ordinances and MIOSHA requirements as appropriate for construction of the Project (subject to any variance)	Bedrock is compliant with City's noise ordinances. Construction activities take place only during the working hours.		Buildings, Safety Engineering and Environment Department
8.	Time constraints will be placed on activities known to meet or exceed the acceptable sound pressure level readings and appropriate alternative methods for certain construction activities will be considered (e.g. welding machines with mufflers or containment and enclosures for louder activities)	Construction activities take place only during the working hours and Bedrock is complying with the noise thresholds permitted by the City's noise ordinance. There are no activities onsite that currently meet or exceed the acceptable sound pressure levels.		Buildings, Safety Engineering and Environment Department
9.	Construction schedule is based on the City's ordinance No 02-16, Chapter 36 which allows working hours from 7am-10pm, with the majority of work completed by late afternoon (unless the City grants a variance)	The current construction work hours and days are Monday through Friday, from 6:30 AM to 3:30 PM. Any work activities that are conducted before 7:00 AM abide by all City regulations, including those regarding noise. Saturday is held as a make-up workday in the event weather prevents work during the week.		Buildings, Safety Engineering and Environment Department



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Commitment	Finding	Status	City Department
<p>10. Bedrock will complete light pollution and shadow studies as required by the City for permitting and other approvals</p>	<p>Not appropriate for the current stage of construction. Upon Finalization of Bedrock's design for the Hudson's Site, a light pollution and shadow study will be conducted as required by the City for permitting and other approvals.</p>	<p style="background-color: yellow;"> </p>	<p>Planning and Development Department</p>
<p>11. While the type of work will determine the appropriate methods of controlling fugitive dust, the Developer will comply with applicable City ordinances when managing fugitive dust. The Developer will also comply with all applicable City ordinances and MIOSHA regulations that define acceptable engineering controls for controlling silica dust</p>	<p>Developer is complying with all City ordinances and MIOSHA regulations.</p>	<p style="background-color: green;"> </p>	<p>Buildings, Safety Engineering and Environment Department</p>
<p>12. Developer will respond to any newly discovered contaminants on the Project in accordance with protocols established by MIOSHA and other governmental agencies</p>	<p>Soil borings and testing have been completed in limited areas on the site, and to date, no new site contaminants have been encountered. Any materials deemed to be contaminated will be manifested and disposed of properly per local, state and federal regulations. Outside of the past smell issue and soil borings, there have been no other newly discovered irritants or contaminants on the project.</p>	<p style="background-color: lightgray;">Completed</p>	<p>Buildings, Safety Engineering and Environment Department</p>



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Commitment	Finding	Status	City Department
<p>13. Developer will use appropriate isolation methods in order to control the risk of falling objects during the development of the Project</p>	<p>Bedrock utilizes appropriate isolation methods in order to control the risk of falling objects and personnel injuries during development of the project. This includes the use of hard jersey barricades, fencing, roping guardrails and the installation of horizontal and vertical debris cantilevered netting for the perimeter of vertical construction activities, as well as enclosure systems for the engineered scaffoldings when used. There are also trained personnel assigned to control pedestrian and vehicle access within and immediately near the development project.</p>	<p style="background-color: #008000; color: white; text-align: center;">Completed</p>	<p style="text-align: center;">Buildings, Safety Engineering and Environment Department Department of Public Works</p>
<p>14. Developer will support initiatives that provide school students and adults with the skills necessary to take advantage of the construction jobs available now, and to build sustainable careers in the skills trade</p>	<p>Bedrock committed \$250K to Randolph School Career Technical Programs and \$1 Million (\$500k cash + \$500k in-kind) to Breithaupt Career and Technical Center. Bedrock also works with Urban Alliance to place Randolph students in internships within the Rock Family of Companies.</p>	<p style="background-color: #008000; color: white; text-align: center;">Completed</p>	<p style="text-align: center;">Detroit at Work</p>
<p>15. Hudson's developer is subject to comply with Executive Order 2016-1</p>	<p>46.1% of the total qualified hours worked on the project, were worked by bona-fide Detroit residents. \$59K has been contributed to the Workforce Contribution Fund for the shortfall.</p>	<p style="background-color: #008000; color: white; text-align: center;">Completed</p>	<p style="text-align: center;">Civil Rights, Inclusion & Opportunity Department</p>



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	Commitment	Finding	Status	City Department
16.	Hudson's developer is subject to comply with Executive Order 2014-5.	Developer is compliant with Executive Order 2014-5. Since construction has begun, 40% pf Bedrocks total contracting dollars have been spent with Detroit Based Businesses.		Civil Rights, Inclusion & Opportunity Department
17.	Bedrock has requested an economic impacts study for all four of Bedrock transformational development projects, including Hudson's	Bedrock completed the required study in partnership with the University of Michigan as part of the Transformational Brownfield Plan review and approval process. The University of Michigan's Research Seminar in Quantitative Economics (RSQE) completed the study in 2018. The study is available here: https://lsa.umich.edu/ecn/isqe/impact-analysis/transformational-brownfield-plans.html	Completed	
18.	Developer, or developer affiliates, will commit any City Income Tax that the developer or its affiliates receives pursuant the Transformational Brownfield Plan for the Project site due to the Renaissance Zone on such sit to the City of Detroit to support neighborhood development initiatives.	The City Income Taxes will not occur until the project is completed and occupied and the project is not complete.		Planning and Development Department
19.	Bedrock is considering all options for the name of the building, including paying tribute to J.L. Hudson.	Bedrock is continuing to explore the appropriate name of the building. Bedrock has received suggestions from the community through the Hudson's Site webpage and Bedrock is considering all options.		Department of Neighborhoods Planning and Development Department