



**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

**Date:** February 4, 2022

**Re:** **Community Benefits Ordinance Biannual Report for Midtown West – Wigle Development**


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.

**Midtown West-Wigle** 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	7
	Additional information requested	0
	Completed	5
<b>Total Commitments</b>		<b>23</b>

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:** Midtown West - Wigle Development

**Agreement Approval Date:** November 20, 2018

**Developer Name/Address:** PDH Development Group LLC 535 Griswold Suite 111-118 Detroit, MI

Commitment	Finding	Status	City Department
<p><b>1 Greenspace</b></p> <p>1. Developer will provide and maintain open space in the Project that is privately-owned, but publicly accessible, to enhance pedestrian activity and to add to the attractiveness of the development and neighborhood. The pedestrian connections will be landscaped and will connect to public streets and the City's public park</p>	<p>The developer plans to include a dog park or privately owned publicly accessible space along the Lodge Access Road from Tuscola.</p> <p>Construction for Parcel 1 South is planned to start in Q2 of 2022. Construction of the dog park will begin as the residential construction of Parcel 1 South is completed.</p>		<p><b>Housing and Revitalization Department</b></p>



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Commitment	Finding	Status	City Department
<b>2 Affordability</b>			
<p>Developer will provide in the Project deeper affordability for rental units at the Project such that:</p> <ul style="list-style-type: none"> <li>• 2.5% of rental units are available at 80% or less of the Area Median Income determined as of lease execution;</li> <li>• 5% of rental units are available at 60% or less of the Area Median Income determined as of lease execution;</li> <li>• 2.5% of rental units are available at 40% or less of the Area Median Income determines as of lease execution.</li> </ul> <p>For the purposes of this Agreement, "Area Median Income" means the median family income for the Wayne County AMI as published by MSHDA.</p>	<p>The developer will adhere to or exceed the percentages of affordable rental units noted.</p>		<p><b>Housing and Revitalization Department</b></p>



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<p>3. Developer will adhere to the local marketing plan for affordable units</p>	<p>The Developer's plan to adhere to local marketing plans for affordable housing is as follows:</p> <ol style="list-style-type: none"> <li>1. The Developer commits to notifying the City on which units are being designated as affordable units.</li> <li>2. The Developer and its Marketing Agent will establish a PO Box, email address or call service box for questions/applications.</li> <li>3. The Developer will erect marketing signs at the Project Site when it begins to market the affordable units. The Developer will post advertisements in newspapers and other media outlets,</li> <li>4. The Developer will send a copy of the advertisement to any persons that have been placed on the project interested party list.</li> <li>5. Applicant's compliance information will be reviewed by the Developer. The applicant will be notified of status/comments</li> </ol>	<p><b>Housing and Revitalization Department</b></p>
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	<p>6. Leases will be signed prior to Applicant move in.</p> <p>7. The Developer will maintain final logs with initial rent roll for all affordable units.</p>		
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**3 Community Impact Fund**

<b>Commitment</b>	<b>Finding</b>	<b>Status</b>	<b>City Department</b>
<p>4. 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 the community space building improvements at 3535 Cass Avenue, Detroit, MI.</p>	<p>On November 15, 2019, \$50,000 was contributed to the Cass Corridor Neighborhood Development Corporation at the groundbreaking of Parcel 2.</p>	<p>Completed</p>	<p><b>Housing and Revitalization Department</b></p>
<p><b>Inclusive, Accessible Design</b></p>			
<p>5. Developer will use renowned professionals to design the Project</p>	<p>VolumeOne is the designer for Parcel 1 South. VolumeOne is an international and award-winning practice, specializing in architectural and urban design as well as interior design. VolumeOne is a certified</p>		



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	Commitment	Status	City Department
6.	Developer agrees that the project will follow a pedestrian focused urban design.	Parcel 2 is complete, which follows pedestrian focused design, featuring ground floor retail. The site plan and building design reinforces the street grid to ensure pedestrian focused.	Planning and Development Department
7.	Developer agrees that the Project will have a unit mix of studio, 1 BR, 2 BR and 3Br apartments that comply with federal accessibility requirements and will be proportionally distributed amongst the affordable and market rate units in the Project. The affordable units will be mixed through the rental building in the Project. In its discretion, the Developer may also construct condominium units and or townhomes.	Parcel 1 South and Parcel 1 North are intended to house the residential rental units. The buildings will have at least 140 units, combined.  Studio, 1BR, 2BR and 3 BR will be provided. The final unit mix will be confirmed during the building permit, which is expected in mid 2022.	Housing and Revitalization Department



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Commitment	Finding	Status	City Department
<b>5 Historic and Cultural Preservation</b>			
<p>8. Developer will provide non-monetary support of art within the City's public park that is to be created by the adjacent to the Project.</p>	<p>The developer has continuously supported the art within the development. The developer will continue its non-monetary support of the art within the park once it is completed.</p> <p>Developer has signed a lease agreement with Detroit Dance Center for the retail space on Selden. Developer has also hired Detroit Line Studio for commissioned work in the lobby at Fourth and Selden.</p>		<p><b>General Services Department</b></p>
<b>6 Digital Inclusion</b>			
<p>9. Developer will work with the Detroit Community Technology Project to participate in the pre-existing mesh network.</p>	<p>The Detroit Community Technology Project informed the developer they were incapable of working with them due to capacity issues.</p>		<p><b>Department of Neighborhoods Planning and Development Department</b></p>
<b>7 Retail Selection</b>			
<p>10. Developer will assess retail options for the project through community outreach performed by local retail broker and Midtown Detroit, Inc. to drive retail interest to the project and Selden Street retail.</p>	<p>The retail space is complete, and a lease has been signed with Detroit Dance Center which will occupy 2,500 sq ft on Selden. Detroit Dance Company is expected to occupy the space within the first half of 2022.</p>		<p><b>Detroit Economic Growth Corporation</b></p>



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	<b>Commitment</b>	<b>Finding</b>	<b>Status</b>	<b>City Department</b>
11.	Developer agrees that retail rental rates in the Project will reflect market rates at the time the lease is 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 value services to not only the resident of Midtown West but the broader community as well.	According to the developer, the retail rental rates were set by the market rates and what tenants were able to afford. The tenant, Detroit Dance Center, can set its prices. The developer has stated that it believes that childhood education in the arts will be a positive community development.		<b>Detroit Economic Growth Corporation</b>
12.	Developer will work with Motor City Match to identify local entrepreneurs for retail space.	The developer reached out to Motor City Match. No potential tenants have been identified through this program.		<b>Detroit Economic Growth Corporation</b>
<b>8 Labor and Hiring</b>				
13.	Developer will, to the extent possible, hire a minimum of 51% local contractors that will perform construction of the Project.	The Developer has provided the Civil Rights, Inclusion and Opportunity (CRIO) Department with a list of locally based contractors/suppliers. Of the contractors used, five have been certified by CRIO as Detroit Based Business, three as Detroit Headquartered Businesses, two as Woman-Owned Business Enterprise, two as Detroit Based Small Business, and one as a Detroit Resident Business.		<b>Civil Rights, Inclusion and Opportunity Department</b>





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Commitment	Finding	Status	City Department
<b>9 Environmental Health</b>			
14. 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.	All development thus far has been done in accordance with the Detroit Storm Water ordinance. There has been minimal to no flooding on site during the recent storms.		<b>Detroit Water and Sewage Department</b>
15. Developer commits to including certain Enterprise Green Communities Standards into the Project, including energy star appliances, water conserving plumbing fixtures and energy efficient lighting.	Developer commits to including certain Enterprise Green Community Standards. A list of Enterprise Green Communities that the project complies with has been provided by the Developer.		<b>Buildings, Safety Engineering and Environment Department</b>
16. Developer will offer recycling services for all buildings within the Project. Developer will study local providers for composting services to determine if composting is a feasible service to offer.	Parcels 1 and 2 will be equipped with trash rooms on each floor, and a trash chute for general trash. The developer has contracted with Detroit Disposal & Recycling (1475 E Milwaukee Ave, Detroit, MI 48211) to remove trash and recycling from the completed building.		<b>Department of Neighborhoods</b>
17. Developer will include street trees along the Lodge access road to serve as a buffer.	Street trees will be planted in coordination with Parcel 1 South and Parcel 1 North, as each are developed.		<b>Planning and Development Department</b>



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Commitment	Finding	Status	City Department
<p>Developer will incorporate industry standard HVAC systems into all buildings within the Project.</p> <p>18. One of the criteria that must be utilized in the Developer's selection of the HVAC systems for building along the Lodge access road will be to minimize penetrations of the building's exterior walls</p>	<p>For the completed building, the Developer has used VRF HVAC. VRF's are all electric systems, which are both environmentally friendly, and industry standard.</p> <p>Buildings will be set back from Lodge access road, which will also serve as a noise mitigation strategy.</p>		<p><b>Buildings, Safety Engineering and Environment Department</b></p>
<p>19. Developer will utilize windows that have an OTTC rating of 28 for windows within the Project that front along the Lodge access road with the exception that such windows will provide sufficient noise buffer within the respective units.</p>	<p>The building design now features less windows on the Lodge Access Road than previously expected. The remaining windows will have an OTTC rating of 28.</p>		<p><b>Buildings, Safety Engineering and Environment Department</b></p>
<b>10 City of Detroit Parks Commitment</b>			
<p>20. The City of Detroit will lead a public engagement process for the design of Wigle Park. A landscape architect will be hired to help design the park through a community engagement process and community engagement will extend beyond the range of the NAC to include a much broader radius. Public engagement will begin within 90 days of the Midtown West land sale closing</p> <ul style="list-style-type: none"> <li>• Meeting #1- Landscape architects will host a listening session and ideas charrette</li> <li>• Meeting #2- Presentation of park design based upon feedback from first meeting and more listening and feedback</li> </ul>	<p>The City of Detroit has led a public engagement process. Landscape architects hosted a listening session and ideas charrette on November 18, 2019. A Presentation of park design based upon feedback from the community was held January 30, 2020, at 6pm. The third meeting was held in March 2020 to present revised concepts GSD is the architect.</p>	Completed	<p><b>General Services Department</b></p> <p><b>Parks and Recreation Department</b></p>



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<ul style="list-style-type: none"> <li>Meeting #3 Present revised concept for further community discussion and feedback - vote</li> </ul>	<ul style="list-style-type: none"> <li>The City of Detroit has an agreement for a new playground to be built on DWSD land at 4<sup>th</sup>-Calumet (0.17 acres, 0.2 miles away) 4th and Calumet Park is now open and complete.</li> <li>John R-Watson park expansion (0.57 acres, 0.6 miles away); GSD has engaged with community groups</li> <li>4<sup>th</sup>-Charlotte park expansion (0.76 acres, 0.3 miles away) basketball court has been installed</li> </ul>	Completed	<p>General Services Department</p> <p>Parks and Recreation Department</p>
<p>21. Land identification for Additional Midtown Parks</p> <ol style="list-style-type: none"> <li>GSD/Recreation will secure no less than 1.5 acres of land to provide park space in west Midtown</li> <li>The 1.5 acres of park will be provided within a 12 minute walk of Wigle</li> </ol>	<p>The General Services Department has engaged residents through a public design process within 90 days of the closing of the land sale. One of the four parcels has closed and been transferred, which occurred on July 29, 2019.</p> <p>There have been two community meetings regarding the design of Wigle park as well as two of the "replacement" parks in midtown: the new 4th-Calumet Park and expanded 4th-Charlotte Park.</p>	Completed	<p>General Services Department</p> <p>Parks and Recreation Department</p>
<p>22. GSD will engage residents through a public design process to develop park amenities and programming within 90 days of the closing of the land sale for the Midtown West project</p>		Completed	<p>General Services Department</p> <p>Parks and Recreation Department</p>



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Commitment	Finding	Status	City Department
<p>23. GSD will begin construction parkland within 12-months of the land sale closing.</p>	<p>4th and Calumet Park is now open and complete. Portions of 4th and Charlotte are open and complete (basketball court). John R Watson is in design currently with a spring 2022 construction bid anticipated. Wigle Park improvements are waiting on lands sale closings, with a construction bid currently anticipated for spring 2022</p>	<p>Completed</p>	<p>General Services Department Parks and Recreation Department</p>