

Welcome to the The District Detroit

COMMUNITY BENEFITS ANNUAL UPDATE MEETING



DEPARTMENT OF
Planning &
Development

November 19, 2024

AGENDA

Welcome & Introductions

CBO Process Review

CBO Monitoring and Enforcement

Community Benefits Provision Update

Construction & Project Update

NAC Q & A + Discussion

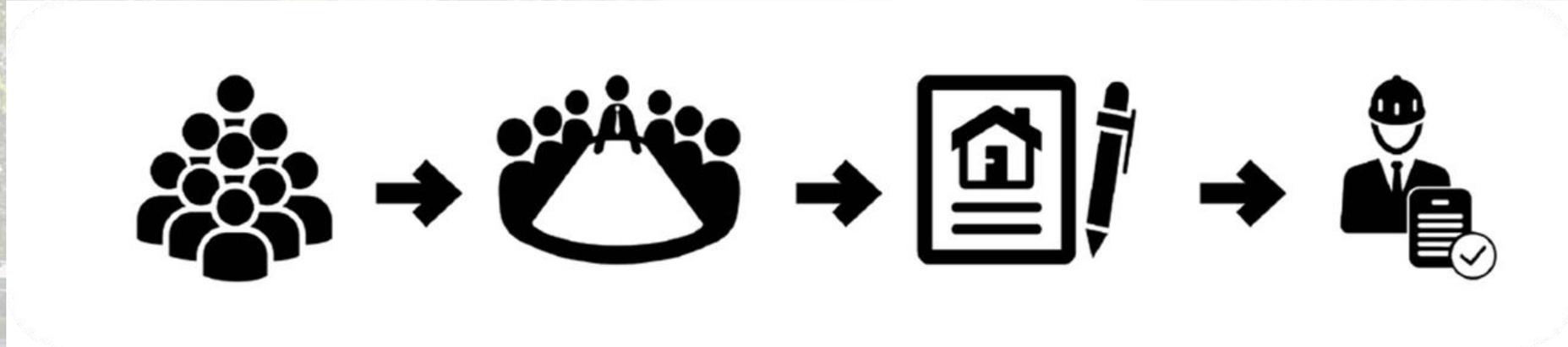
General Public Comment

THANK YOU NEIGHBORHOOD ADVISORY COUNCIL!

- **Terrance “T.R.” Reid** - Elected by Impact Area Residents
- **Henry Allen Williams Jr.** - Elected by Impact Area Residents
- **Barbrie Logan**- Appointed by Council Member Gabriela Santiago-Romero
- **Deirdre Jackson** – Appointed by Council Member Mary Waters
- **Jonathan C. Kinloch, Parliamentarian** – Appointed by Council Member Coleman A. Young II
- **Michael Essian II, Secretary** – Appointed by Planning & Development
- **Eddie Hall III**- Appointed by Planning & Development
- **Christopher Jackson, Chair** – Appointed by Planning & Development
- **Rogelio Landin, Vice-Chair** – Appointed by Planning & Development
- **Steven Hawring**- Non-voting alternate appointed by Planning and Development

CBO Engagement 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

↑

THE NAC DEVELOPS SUGGESTIONS TO IDENTIFIED IMPACTS

↑

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

CBO Engagement Process

What we heard from the community

**9 CBO
MEETINGS
HOSTED BY
CITY**

**400
Attended
In Person or
Via Zoom**

**NOVEMBER
2022 –
FEBRUARY
2023**

Affordable Housing	Employment and Local Hiring	Retail and Local Business Incubation	Traffic, Transit, and Parking
Culture and Arts	Green Space and Accessibility	Education and Workforce Training	Construction Impacts

COMMUNITY BENEFITS PROVISION CONTENT

<p>Enforcement Mechanisms for the Community Benefits Provision</p> <p>Ex. Claw-back of City-provided-benefits, revocation of land transfers or land sales, penalties and fees</p>	<p>List of Benefits That Developer Has Agreed to Provide</p>
<p>Requirement for Developer to Submit Compliance Reports</p>	<p>Community Engagement Requirements</p>

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

ONCE CBO MEETINGS ARE COMPLETED



Community Benefits Report is sent the NAC & posts to website

Monitoring & Enforcement Period: Annual Meetings and Biannual Compliance Reports

ONCE CBO MEETINGS ARE COMPLETED

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

www.detroitmi.gov/districtdetroit

PDD hosts Public Annual Update Meeting with NAC and Developer (at least 2 years)



The screenshot shows the City of Detroit website interface. At the top, there is a navigation bar with links for BUSES, DEPARTMENTS, GOVERNMENT, JOBS, PAY, and WATER. On the right, there are links for ENGLISH and MORE, and a MENU icon. A search bar is prominently displayed in the center. Below the navigation, a breadcrumb trail reads: "Where am I: Home / Planning and Development Department / Community Benefits Ordinance / Current CBO Engagements". The main heading is "District Detroit". Below this is a large photograph of a modern, multi-story building with a glass facade and a landscaped plaza area with trees and people sitting on a bench. To the right of the image is a "CONTACTS" section with three entries, each featuring a person icon and contact information. The first entry is for Aaron Goodman, Manager - Community Benefits Ordinance, with phone number (313) 224-3577 and email goodmana@detroitmi.gov. The second entry is for Edwina King, Associate Director - Legislative Affairs & Equitable Development, with phone number 3132249119 and email kinge@detroitmi.gov. The third entry is for Planning and Development, Department Coleman A. Young Municipal Center 2, Woodward Avenue - Suite 808 Detroit, MI 48226, with phone number (313) 224-1339, and operating hours Monday - Friday 9:00 am - 5:00 pm. It also includes a note: "Save yourself a trip! Most questions can be resolved by phone. All in-person meetings by appointment only. For information on College/University visits, internships and partnerships, please call Alexandra Coleman at 313-224-6603".

BUSES DEPARTMENTS GOVERNMENT JOBS PAY WATER

ENGLISH MORE

SEARCH

Where am I: [Home](#) / [Planning and Development Department](#) / [Community Benefits Ordinance](#) / [Current CBO Engagements](#)

District Detroit



CONTACTS

-  Aaron Goodman
Manager - Community Benefits Ordinance
(313) 224-3577
goodmana@detroitmi.gov
-  Edwina King
Associate Director - Legislative Affairs & Equitable Development
3132249119
kinge@detroitmi.gov
-  Planning and Development
Department Coleman A. Young Municipal Center 2
Woodward Avenue - Suite 808 Detroit, MI 48226
(313) 224-1339
Monday - Friday 9:00 am - 5:00 pm
Save yourself a trip! Most questions can be resolved by phone.
All in-person meetings by appointment only.
For information on College/University visits, internships and partnerships, please call Alexandra Coleman at 313-224-6603

The Developer, Related Olympia Predevelopment Company LLC, which consists of The Related Companies LP and Olympia Development of Michigan LLC, proposes the next phase of development plans in The District Detroit, aimed at attracting and retaining talent and driving forward inclusive economic development in Detroit and Michigan. After an extensive period of community outreach and feedback, the potential development would include the construction and operation of **10 renovated historic or new projects, including 4 mixed-income residential buildings, 4 commercial office buildings and 2 hotels, along with additional open public and green space.**

The proposed projects include **integrated parking plans, a projected 1,253,000 square feet of commercial office space, 146,000 square feet of retail space, 467 hotel rooms and 695 residential units.** At least 20% of the residential units will be available to rent at rates affordable to those earning no more than 50% of Area Median Income, equivalent to an annual salary of \$35,800 or less for a two-person household.

The Developer seeks governmental approvals by the first quarter of 2023 with a goal to commence site remediation and construction on the first of the projects in 2023.



Community Benefits Monitoring and Enforcement by CRIO

The Civil Rights, Inclusion, and Opportunity Department (CRIO) monitors Tier 1 Projects under the Community Benefits Ordinance

TIER 1 PROJECTS ARE:



\$75M
OR MORE IN
CONSTRUCTION
COST
S

+



\$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

CRIO is responsible for *monitoring and enforcing Community Benefits Provisions*

- CRIO sends the developer a biannual CBO status request letter and a reporting form with targeted questions. This form requires the developer to provide specific updates on all commitments
- CRIO reviews the submitted information, requests a project walkthrough, documented proofs and/or additional clarification
- CRIO meets with various departments to verify submitted information
- CRIO then generates a report. Reports can be found online at: <https://detroitmi.gov/departments/civil-rights-inclusion-opportunity-department/about-crio/compliance-team>

Earlier in 2024, The District Detroit completed its self-reporting, as mandated by the Community Benefits Ordinance.

CRIO has reviewed the information presented, investigated, and verified the claims made by The District Detroit team and the City Departments associated with each provision.

The report has been completed with the findings below:

Status Update	Explanation	Commitments
	On Track- Actions taken towards satisfying commitment	37
	Off Track-Commitment not fulfilled	0
	Off Track but Compliance Plan Submitted	0
	Not Started- No action taken	56
	Additional information requested	0
Complete	Commitment fulfilled	7
Total Commitments		100

Stage 1: Citizen Submitted Complaints

**Resident
submits
inquiry or
complaint
regarding a
CBO project
via online
smartsheet
form**



**Submitted
complaint is shared
with Neighborhood
Advisory Council
(NAC) and reviewed
by City staff**

**Inquiries are made
with relevant
departments and
response prepared**



**Response sent
to resident with
copy to NAC.
The NAC is
advised on
process to
request formal
investigation by
Enforcement
Committee**

**Submit Public Comments for CBO Projects at:
<https://bit.ly/CBOPublicComment>**

Stage 2: Formal Investigation Requested by NAC

**NAC submits
request for
complaint to
be formally
investigated
by
Enforcement
Committee**



**Enforcement
Committee (EC)
is convened by
Corporation
Counsel –
including PDD,
CRIO, LPD, and a
NAC
representative**



**Within 21 days
of receipt of
formal request,
the EC
completes
investigation
and submits
findings* to
NAC as well
original
complainant**

****Enforcement Committee findings shall include:***

- 1. Whether the Developer is in compliance with the Community Benefits Provision***
- 2. How the Community Benefits Provision will be enforced or how violations will be mitigated***

Stage 3: NAC disagrees with Enforcement Committee findings

If NAC disagrees with findings or determines that the EC is not diligently pursuing enforcement - NAC may send notice to EC which will have 14 days to respond



If NAC is not satisfied with subsequent response from EC, NAC may petition City Clerk to request a City Council hearing with both the NAC and EC



City Council may elect to hold a hearing to determine if the EC has made reasonable efforts to ensure developer compliance.

Based on its findings, City Council can require follow up action from the EC and/or developer.

Jacob Jones
Incentives Compliance Manager
Jacob.Jones@detroitmi.gov

Airel Hughes
Compliance Analyst
Airel.hughes@detroitmi.gov

An architectural rendering of a vibrant urban plaza. In the foreground, there are lush green plants and purple flowers. A large group of diverse people is gathered in the middle ground, some sitting on a wooden bench, others walking or standing. The background features modern buildings, including a prominent curved glass structure on the right and a building with a sign that says "% AR" on the left. The scene is bright and sunny, with trees providing shade.

The District Detroit Community Benefits Provision Update



THE
DISTRICT
DETROIT

The District Detroit: A Year in Review

NEIGHBORHOOD ADVISORY COUNCIL ANNUAL MEETING

NOVEMBER 19, 2024

OLYMPIA
DEVELOPMENT
OF MICHIGAN

RELATED



NEIGHBORHOOD ADVISORY COUNCIL COMMITTEE MEMBERS & ASSIGNMENTS



NAC Committee	Liaison 1	Liaison 2	Liaison 3	Ex-officio
Accessibility	Deirdre Jackson			Chris Jackson
Traffic / Parking / Transit	Michael Essian II	Henry Allen Williams Jr.	Eddie Hall III	Chris Jackson
Cultural / Neighborhood History/ Greenspace	Henry Allen Williams Jr.	T.R. Reid		Chris Jackson
Housing	Barbrie Logan	Deirdre Jackson		Chris Jackson
Retail, Local Business Incubation, Construction	Jonathan C. Kinloch	Rogelio Landin		Chris Jackson
Employment and Education	Rogelio Landin	Barbrie Logan		Chris Jackson

EDUCATION



- » College graduate outreach and inclusion
- » High school field renovation
- » Experiential internships, field trips, guest speakers, and work-based learning

HOUSING



- » At least 20% of residential units at 50% AMI
- » Section 8 voucher acceptance
- » On-site opportunity connector providing housing guidance

INCLUSIVITY



- » MBE bond fund
- » Retail TI fund and \$100 million procurement goal for disadvantaged and Detroit-based businesses

EMPLOYMENT



- » Talent upskilling and credential programs
- » On-site opportunity connector providing job opportunities
- » Executive order: construction sites to be 51% Detroiters

SUSTAINABILITY



- » LEED Gold target and carbon reducing design initiatives
- » Match funds for I-75 overbuild
- » Park improvements and plaza construction

PROGRAMMING



- » Low-and-no cost programming
- » Local art commitment
- » Active recognition of local history

RETAIL AND LOCAL BUSINESS INCUBATION/ECONOMIC INCLUSION:

PARTNERS:

Detroit Means Business, Michigan Women Forward, Detroit Means Business, Motor City Match, Duffy Enterprise, Owl Innovations, Downtown Detroit Partnerships and Comerica Bank

MILESTONE:

THE OPPORTUNITY CENTER OPENS (August 2023)

- Interviewed 190 people /extending offers* to 158
 - Crowd Management, Environmental Services, Parking Attendants, Ushers, Guest Services at Little Caesars Arena, The Fox Theatre, Comerica Park and Northern Venue Amphitheaters
- The Opportunity Center welcomed 860 visitors since August 2023, hosting more than 25 community partner events
- The Opportunity Center Website has received over 5,000 unique visitors to the site and provided direct access to partners for training and housing information or job opportunities

*Ilitch Companies hiring data only, does not include partners



1

PARTNERS:

Real Estate Association of Developers, Building Community Value, City of Detroit, and NAC members

MILESTONE:

CO-DEVELOPER PROGRAM LAUNCH (JULY 2024)

- **Nine stakeholder meetings** to inform the creation of the RFP and process
- **Three prime sites selected** withing the energy and traffic of The District Detroit
- **Over 40 applicants submitted intake forms** to engage in the process

PROPERTIES:

1. 475 PETERBORO (Woodstock Apartments)
2. 81 W. COLUMBIA (Blenheim Building)
3. 44 & 48 W. ADAMS (Fine Arts Building)



2

3

PARTNERS:

Detroit Means Business, Michigan Black Business Alliance, YouthBuild, as well as Council Members Mary Waters, Fred Durhall III, and Gabriela Santiago-Romero

LOCAL BUSINESS GROWTH IN THE DISTRICT DETROIT:

- Good Cakes and Bakes
- DETROIT VS EVERYBODY

LOCAL VENDOR FOOD AND BEVERAGE ENGAGEMENT AT COMERICA PARK AND LITTLE CAESARS ARENA:

- | | | |
|-----------------------------|------------------------|-------------------|
| • Breadless | • Egg Roll Diva | • Taqueria El Rey |
| • Cooking with Que | • El Rey de las Arepas | • Voyager |
| • Craigs Got Crabs | • Lobster Food Truck | • Yum Village |
| • Detroit Water Ice Factory | • Marrow | |
| | • Slows Bar-B-Q | |

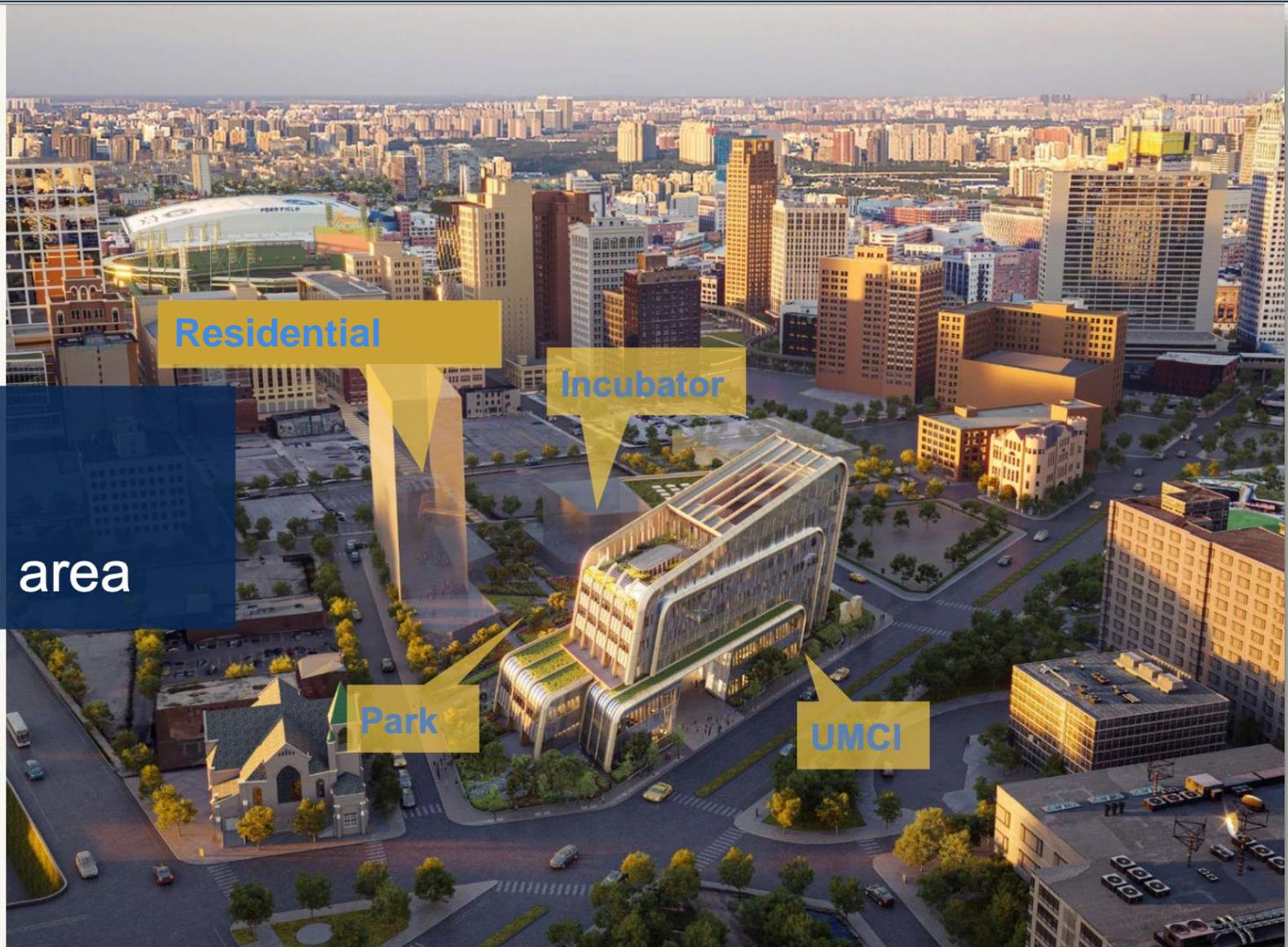


The District Detroit City of Detroit Community Benefit Provision Updates

Motor City Match - *The City shall direct the Detroit Economic Growth Corporation, for a period of not less than five (5) years after final approval of the TBP, to support small businesses located within or attempting entrance into the Impact Area (i) by providing technical assistance through the by District Business Liaisons and the Motor City Match program, including both quarterly workshops focused on retail and restaurants to highlight best practices, address regulatory challenges, and help program participants access funding as well as technical assistance awards, and (ii) by funding, through Motor City Match, at least one Motor City Match cash award for a business located or locating within the Impact Area in each of the remaining rounds funded by American Rescue Plan Act dollars.*



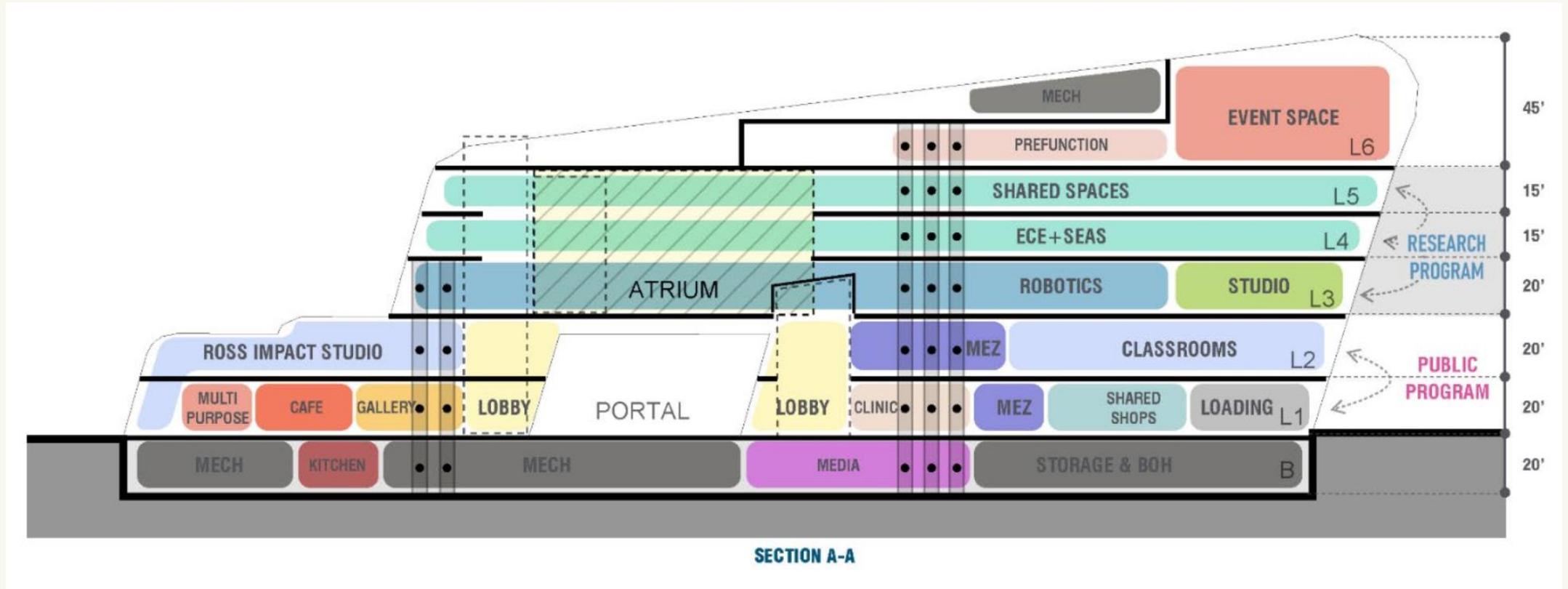
LOCATION and surrounding area



A Campus Designed for the Future



BUILDING CROSS-SECTION



FOCUS ON FOUR INTERDISCIPLINARY AREAS



*Climate action
and clean energy
transition*



*Advanced
manufacturing and
mobility*



*Applied artificial
intelligence w/ initial
focus on smart cities
and urban tech*



*Entrepreneurship
and innovation*

That is outstanding and diverse



Detroit Residents

Can we design programs that are affordable and accessible for local residents without college degrees?



Top International Students

Can we build a recruitment engine without diverting focus, attention, and resources from serving local communities?



Regional Talent

Can we establish UMCI as a destination for top students in the midwest currently drawn to Chicago?



HBCUs, HSIs & TSIs Graduates

Can we create pathways to study at UMCI and live in Detroit that are attractive to the best students?

*Proportions based on estimated total enrollments across all degree and certificate programs. Individual programs may have very different proportions.

University of Michigan Center for Innovation

EDUCATION

2,000

Careers Advanced

Advance 2,000 Detroiters careers per year with gateway certificate programs

500

Educational/Research Jobs

Create X jobs via educational and research partnerships with Y companies

1,000

Youth Engaged

Engage with 500 local K-12 students in crafted STEAM curriculum



2027*Open Academic Building*

Open academic building that meet the academic needs of UMCI by Fall 2027

500*Enroll 500 Grad Students*

Enroll 500 grad. students per year with 5 new degrees involving 5 schools

30,000*Community Members Engaged*

Improve 5 long-term metrics demonstrating positive community impact through ongoing engagement

Master's Degree Programs

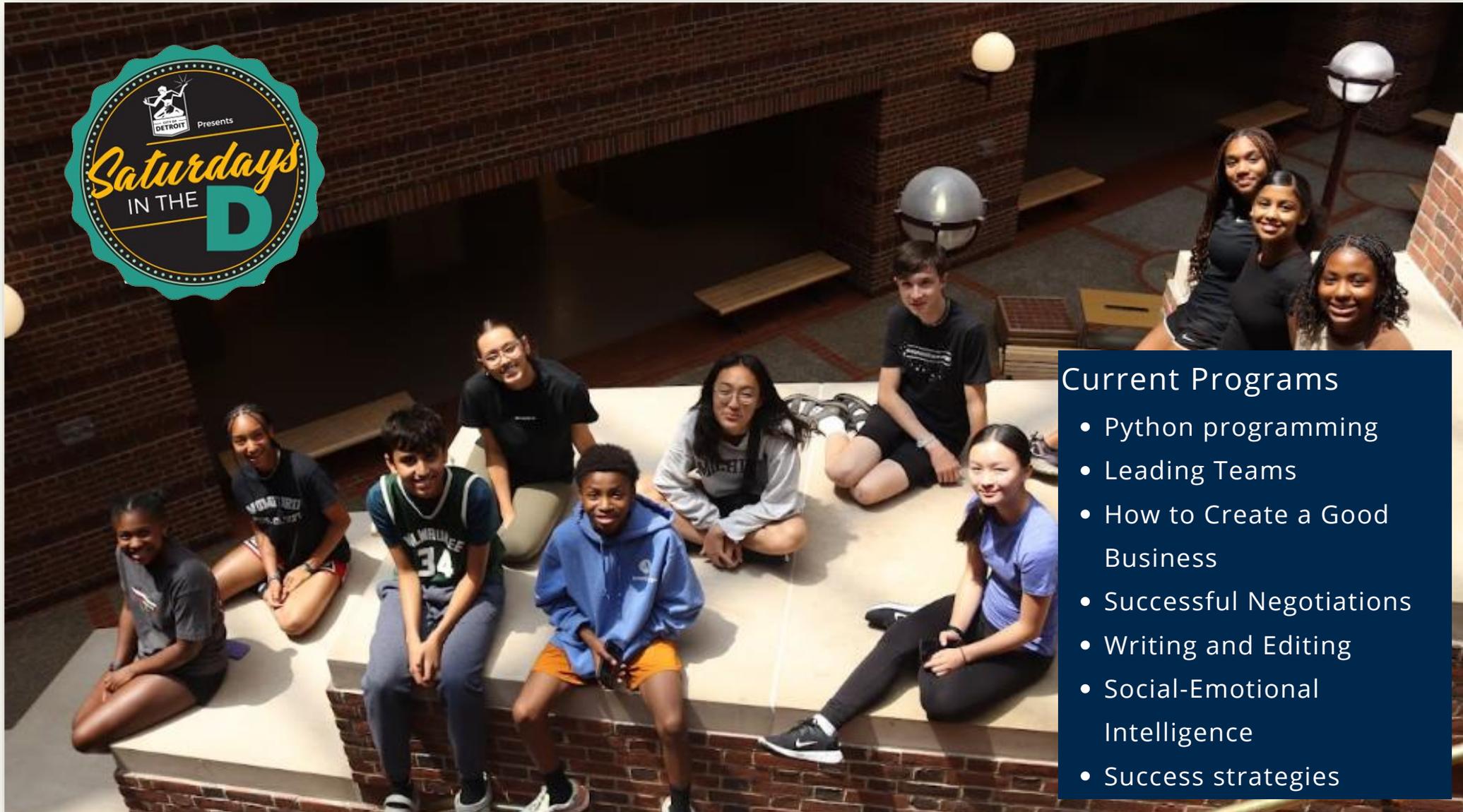
- Conferred by U-M Ann Arbor
- Degrees in topics likely include
 - Smart Cities/Urban Tech
 - Sustainable Robotics
 - Clean Energy
 - Applied AI
 - and others

Additional Course Offerings

- Entrepreneurship
- GenAI
- Programming and data science
- Leadership
- Sustainability
- Teamwork, collaboration, creativity, and social emotional intelligence

Gateway Certificates

- For Detroiters with some or no college
- Can be completed in 6-12 months
- Develop skills for in-demand, good paying entry level roles such as
 - Project management
 - Auditing
 - Quality Assurance Engineers
 - Business development/sales and account management



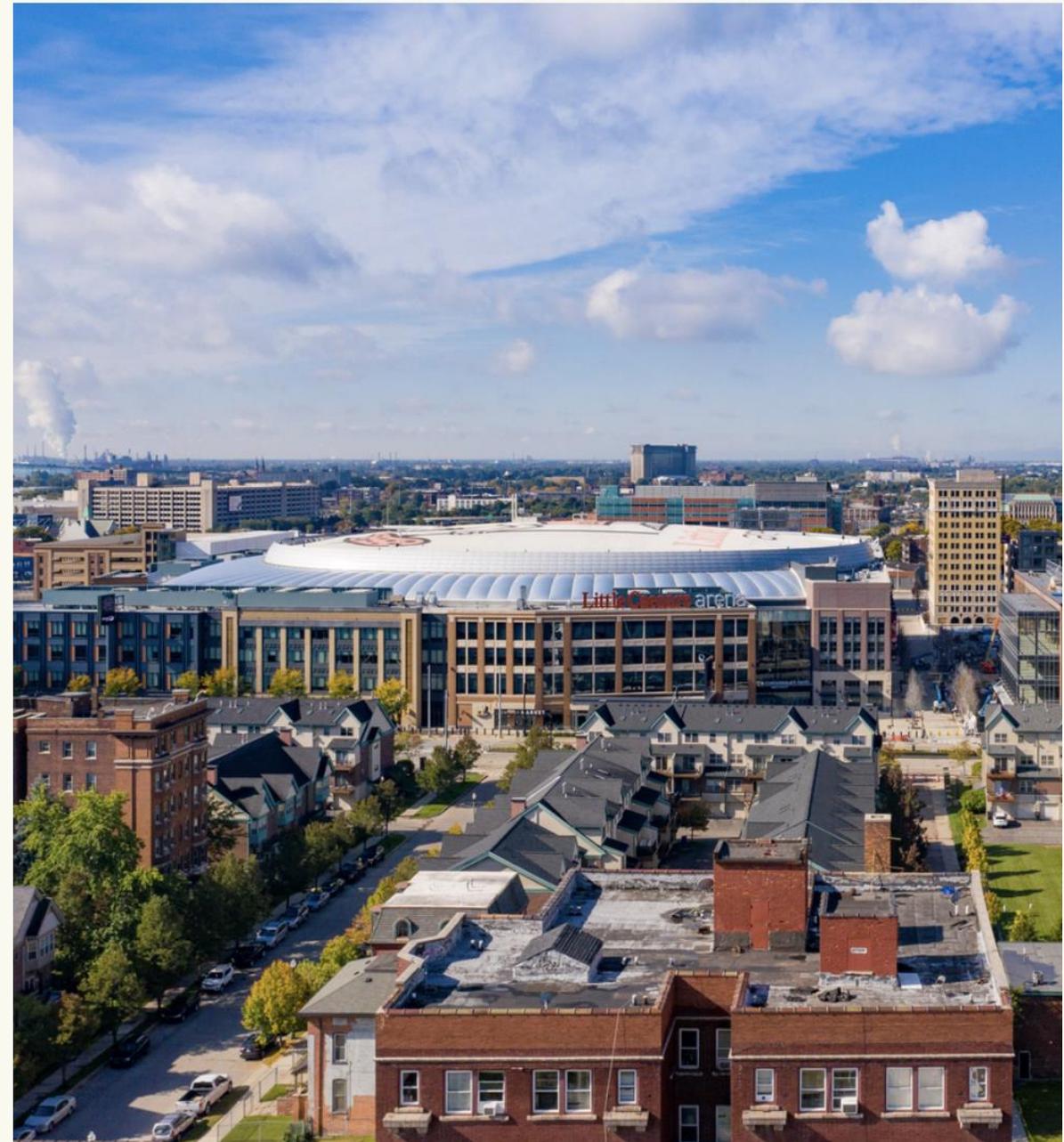
- ### Current Programs
- Python programming
 - Leading Teams
 - How to Create a Good Business
 - Successful Negotiations
 - Writing and Editing
 - Social-Emotional Intelligence
 - Success strategies

PARTNERS:

- City of Detroit Parking & Traffic Division
- WSP
- ODM
- NAC Members

PARKING AND TRAFFIC STUDY:

- Hosted six stakeholder meetings to inform the creation of the study and desired outcomes with NAC Members, City of Detroit Traffic and Parking Division, Olympia Development Parking and The Detroit Police Department
- Completed comprehensive parking and traffic study for the impact area as described in the CBA
- WSP is in the late stages of delivering the final report, recommendations to various agencies including The City of Detroit and Michigan Department of Transportation



The District Detroit City of Detroit Community Benefit Provision Updates

Brush Park Residential Permit Parking -
Subject to the consideration and approval of the Detroit City Council, the City will advance current efforts to study and establish residential permit parking zones in the Brush Park neighborhood.

If the City Council has not passed a resolution to establish residential permit parking in the Brush Park neighborhood by the time Developer and the City present the Parking Plan to the NAC, the Parking Plan will make a recommendation as to whether such residential permit parking zones should be authorized.

ZONE 400

RESIDENTIAL PARKING

ParkDetroit

Download the app
or visit us at
ParkDetroit.us
for more information

OR

PAY HERE ↓

The District Detroit City of Detroit Community Benefit Provision Updates

Bus Shelter Renovations

- The City will install or replace up to eleven (11) bus shelters on Woodward Avenue between Mack Avenue and Campus Martius by the end of the 2024 calendar year. All such bus shelters shall be compliant with the ADA.



PARTNERS:

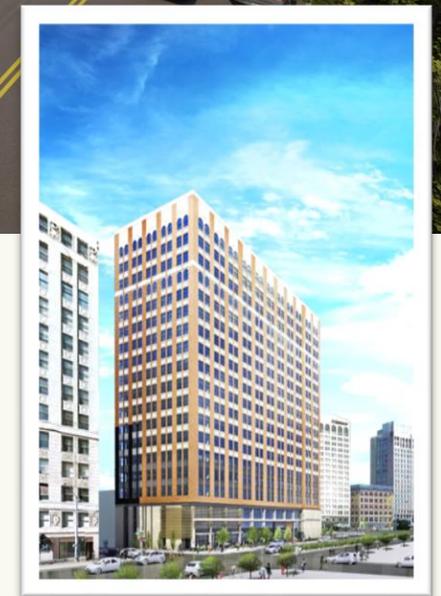
- Detroit Housing Network
- 150 Bagley Development
- City of Detroit
- Olympia Development
- MHT/Continental Management
- NAC Members

CBA COMMITMENTS:

- \$700,000 to the city's Affordable Housing Fund
- Accessibility Consultant hired and met with NAC lead

HENRY STREET APARTMENTS:

- Deep affordable housing
- Residents retained
- Greater accessibility
- 170 units, 84 affordable



PARTNERS:

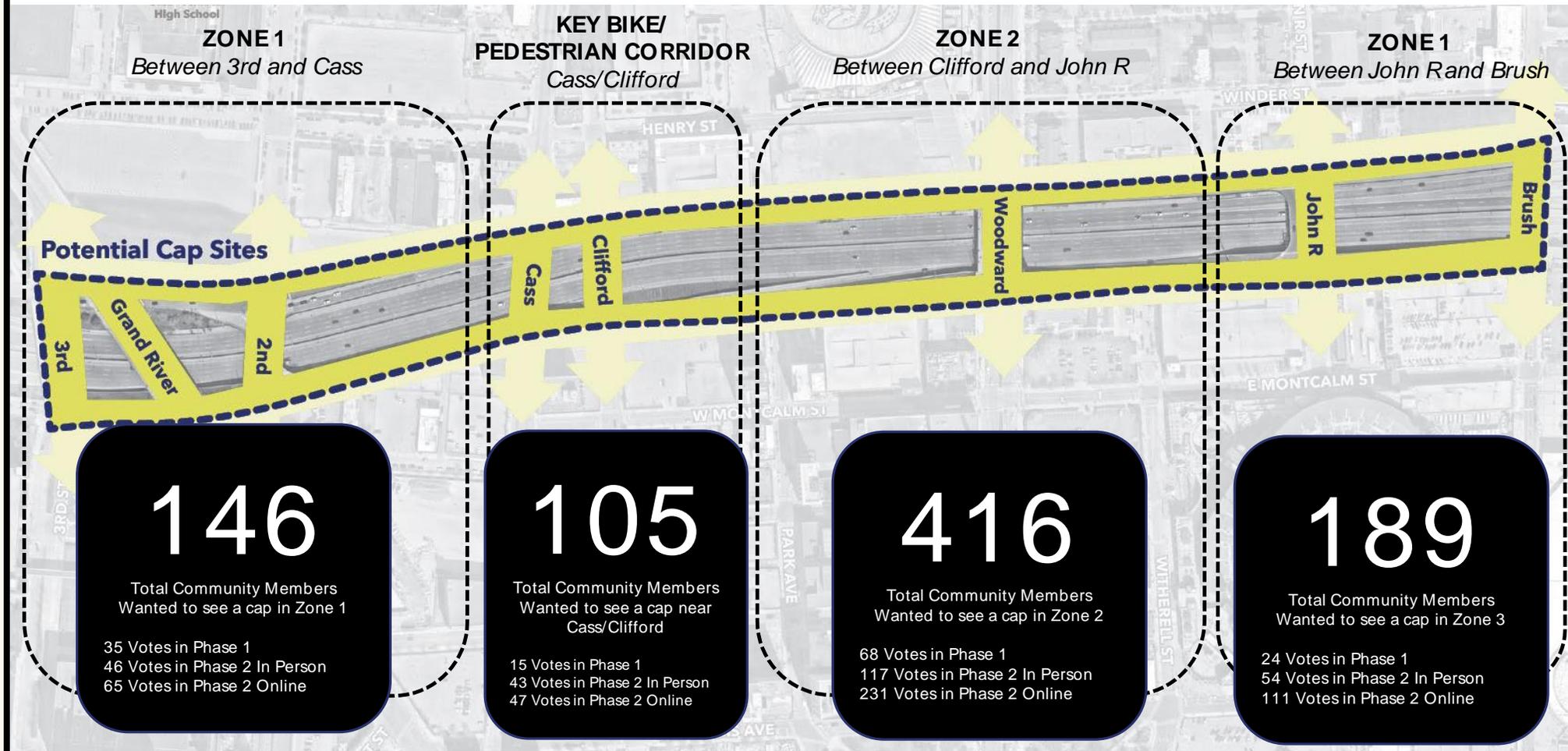
- City of Detroit
- Olympia Development
- ACE
- NAC Members
- Michigan Historical Society

CBA COMMITMENTS:

- Request for Applications for the Neighborhood History Study which will research, document, and memorialize the history of Detroiters in the Brush Park, Paradise Valley, Cass Corridor, Black Bottom and Cass Park neighborhoods
- 3 Community charettes were hosted for Woodward Plaza and 2 more for the M Block green space



Cap Locations – Community Feedback

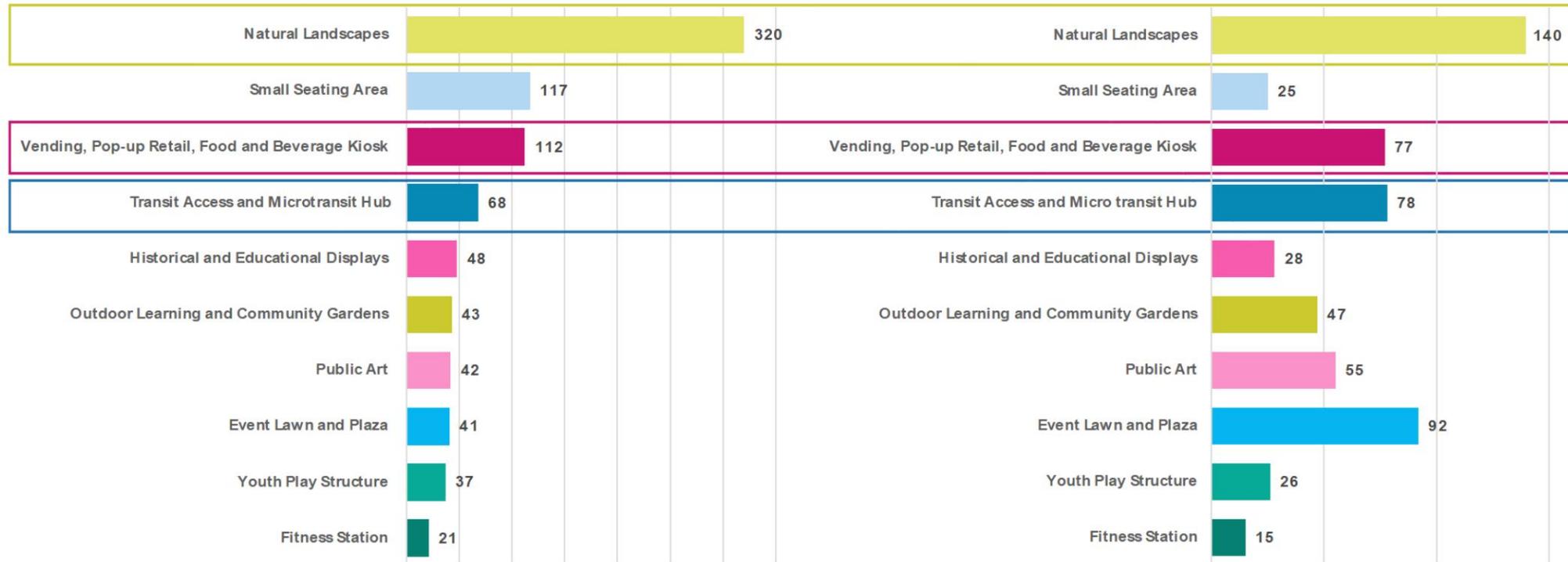


What We Are Hearing: Cap Programming



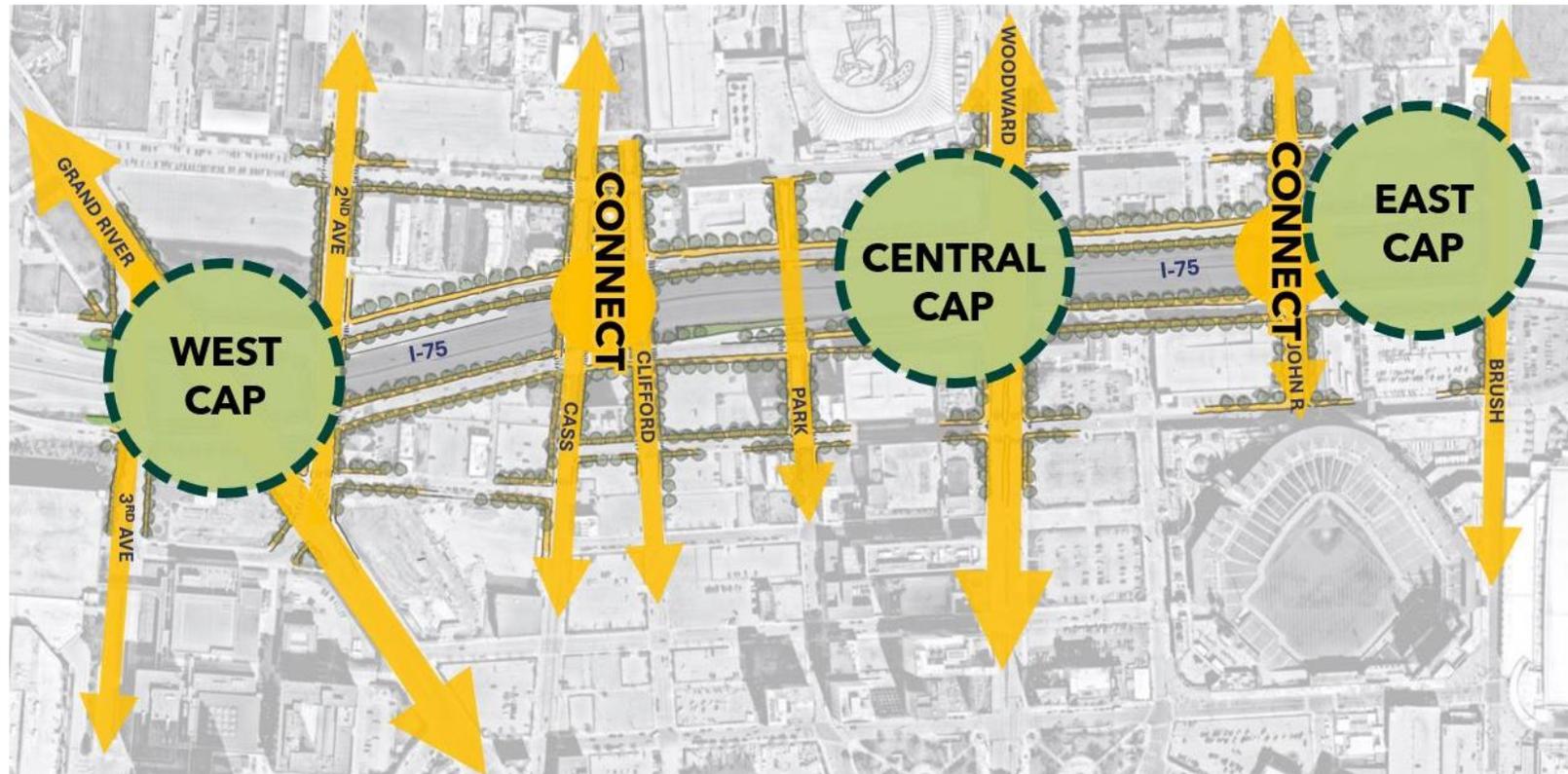
In-Person Priorities

Online Priorities



Preferred Option

- Develop a series of caps centered around major connection points at Grand River, Woodward and John R. / Brush
- Focus non-motorized connectivity improvements on bridges with potentially some capping at Cass / Clifford
- Character of the caps and amenities/programming could have different focus at different locations
- Multi-cap project could also advance in phases over time



I-75 Cap

Project Schedule and Next Steps



The District Detroit City of Detroit Community Benefit Provision Updates

Renovations of John R. Watson Park - *The City of Detroit will construct landscaping and public improvements at the John R. Watson Park in the amount of approximately one million dollars (\$1,000,000) (including eight hundred thousand dollars (\$800,000) budgeted for the renovation of John R. Watson Park from GSD's budget and the two hundred-thousand-dollar (\$200,000) contribution from Developer required herein).*

The City shall meet with interested neighborhood residents, including, but not limited to, the Brush Park Community Development Corporation and the NAC to review plans for the park renovation prior to commencing construction of such park improvements.



Beyond the CBA Commitments



Arts & Culture:

- Neighborhood History Study + Arts planning session with the NAC
- InsideOut Literacy Arts' Community Open Mic Poetry event for Black History Month
- "Be The Change" fine art mural exhibition



Community Events:

- Little Caesars Love Kitchen delivering free meals to City Council Districts 3, 4, and 7
- American Red Cross Blood Drive
- Columbia Street Fall Fest
- Columbia Street Holiday Caravan



Local Government:

- \$4.6 million Reconnecting Communities Grant
- Hosted Council Member Scott Benson's annual planning session

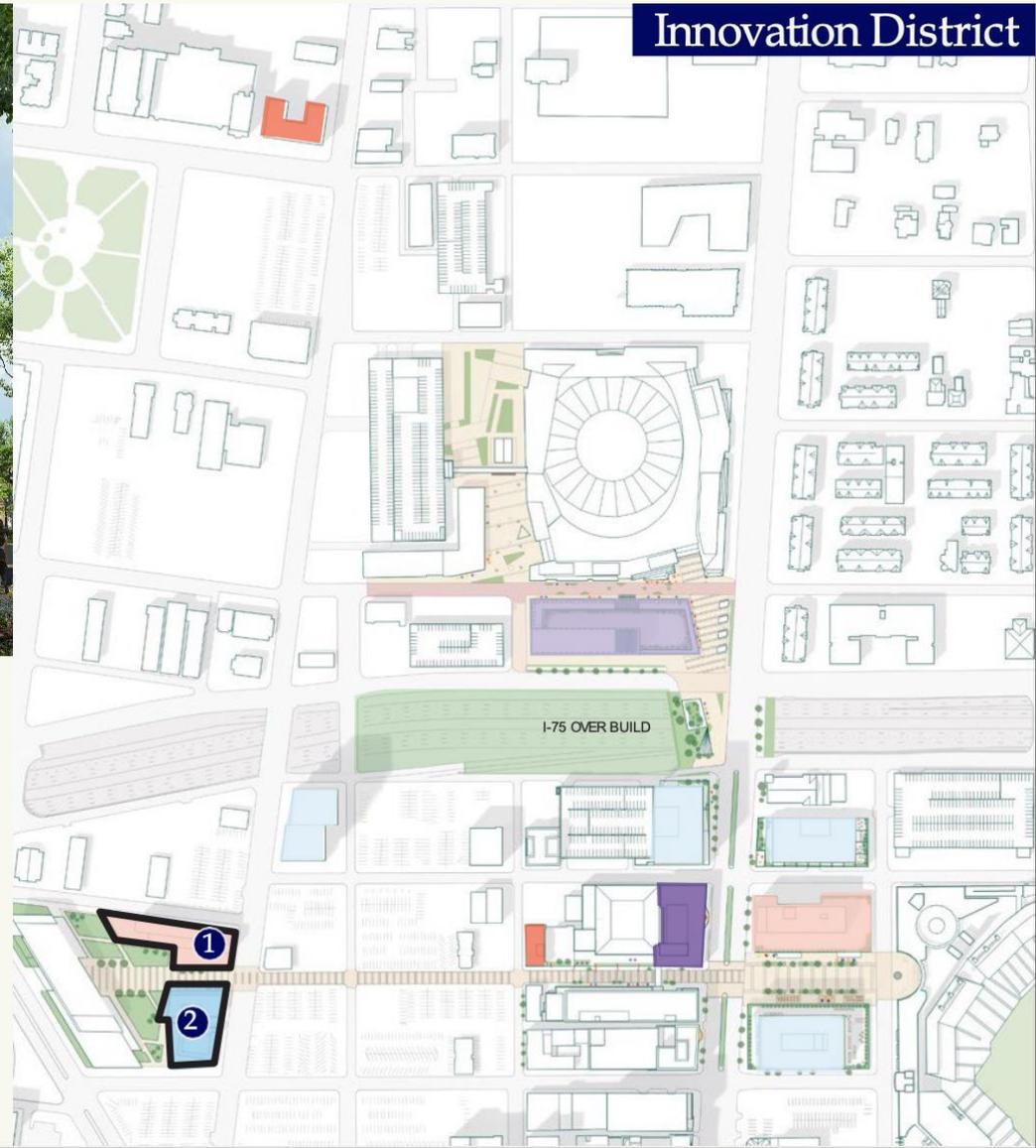
TBP Project Phasing Construction Update

CONSTRUCTION AND PHASING UPDATE

2205 Cass/UMCI Residential
(UMCI residential tower)
261 residential units
9K SF retail



2115 Cass/UMCI Business Incubator
83K SF business incubator
11K SF retail

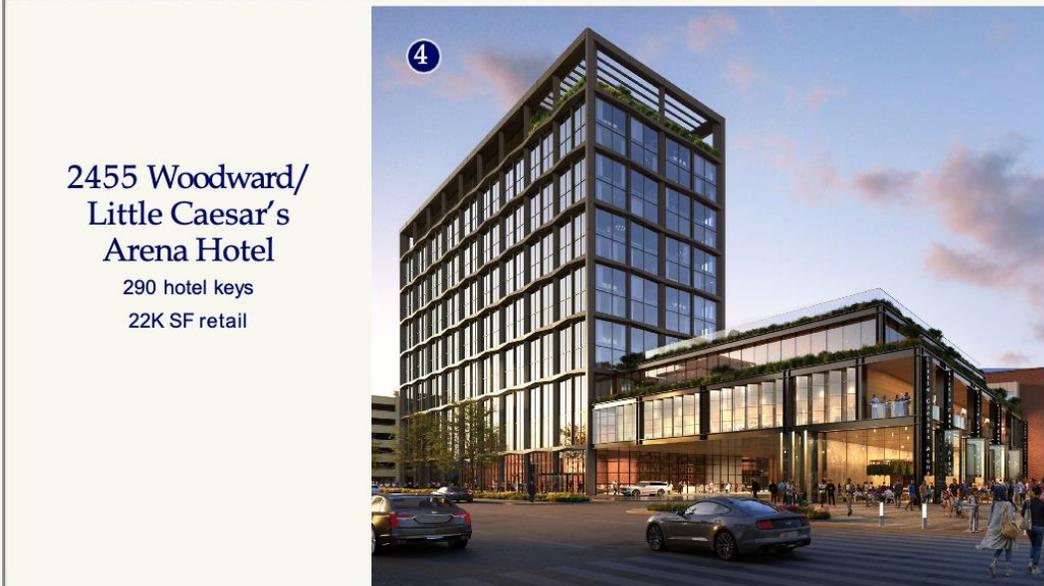
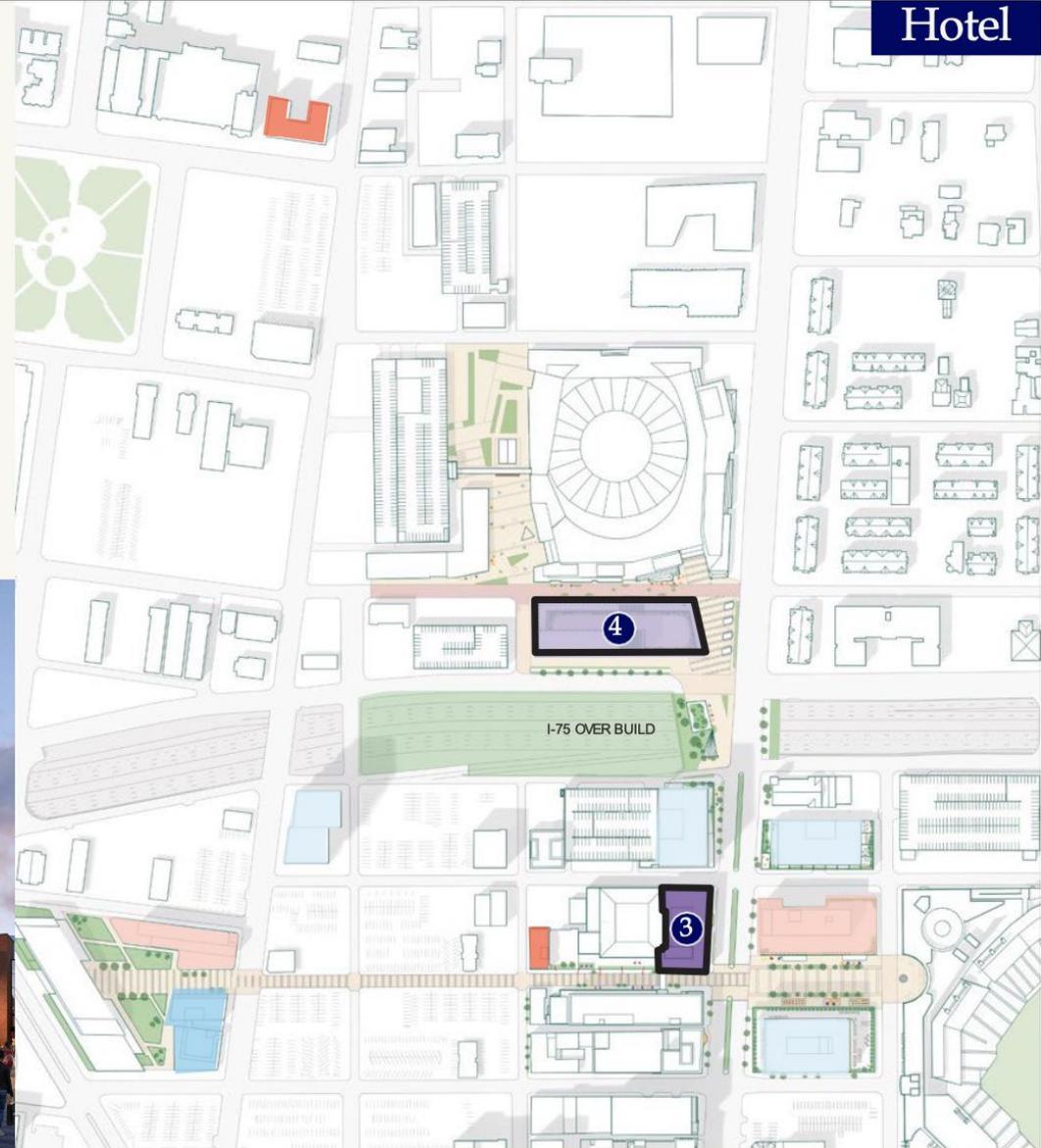


Innovation District

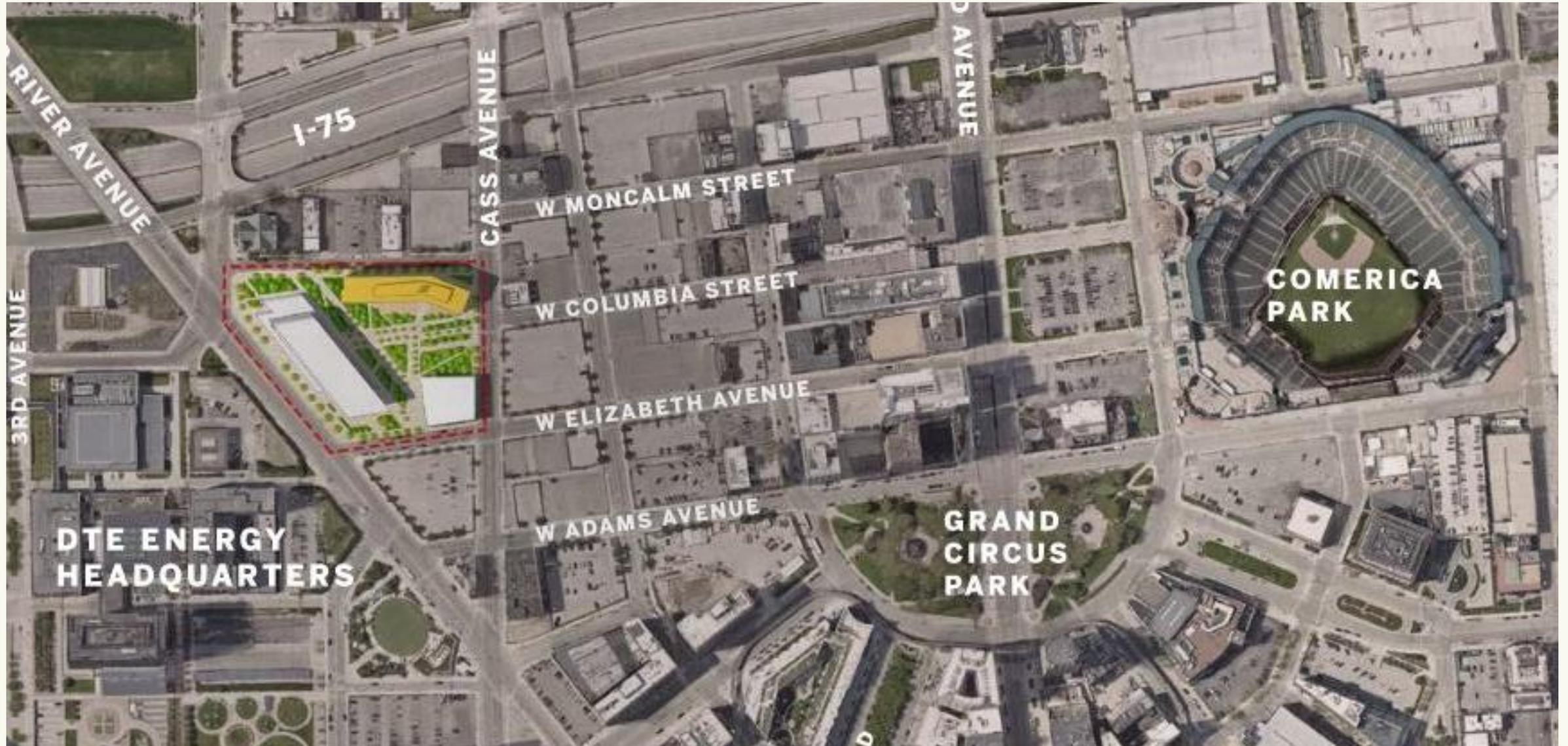
CONSTRUCTION AND PHASING UPDATE

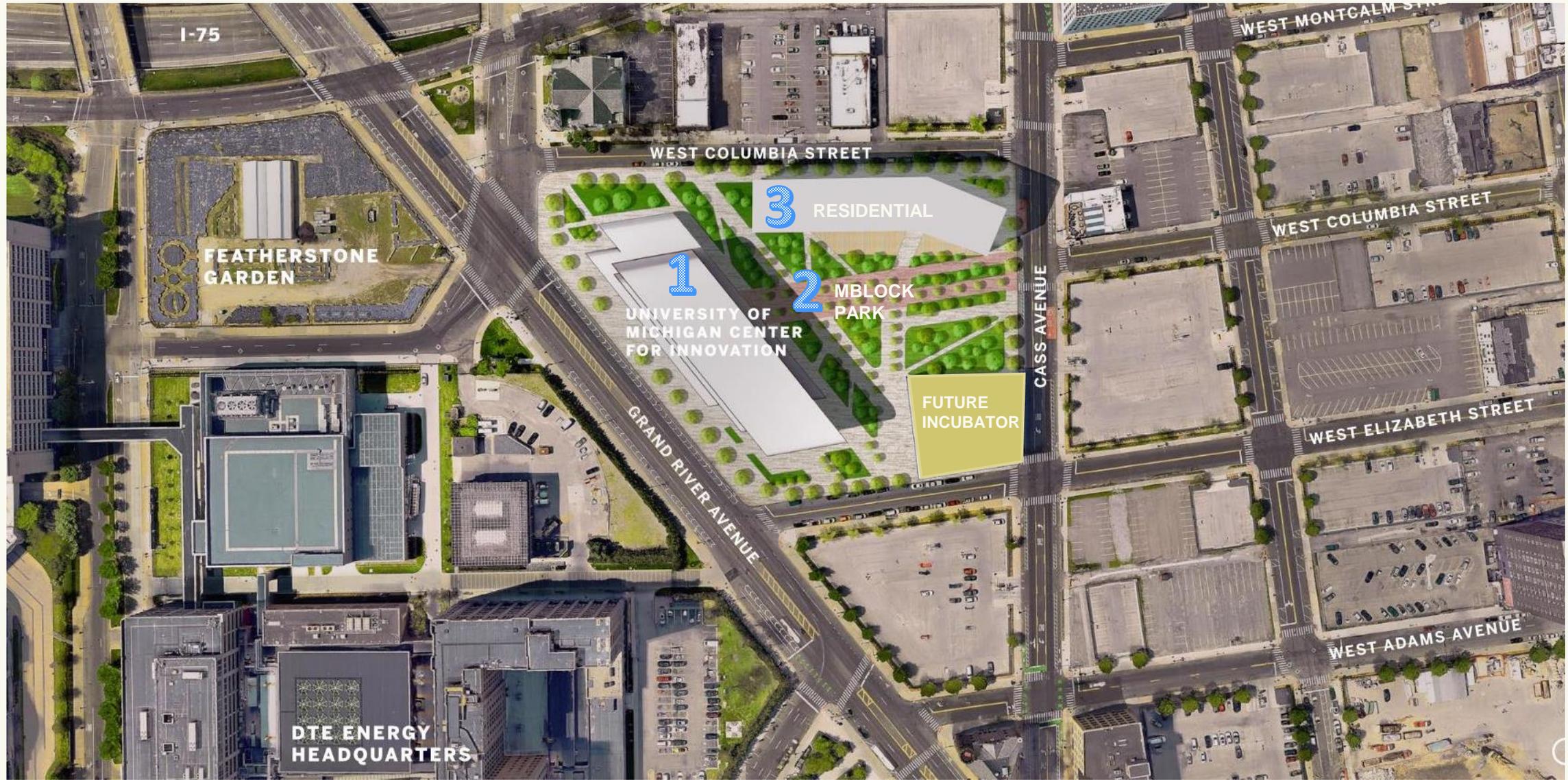


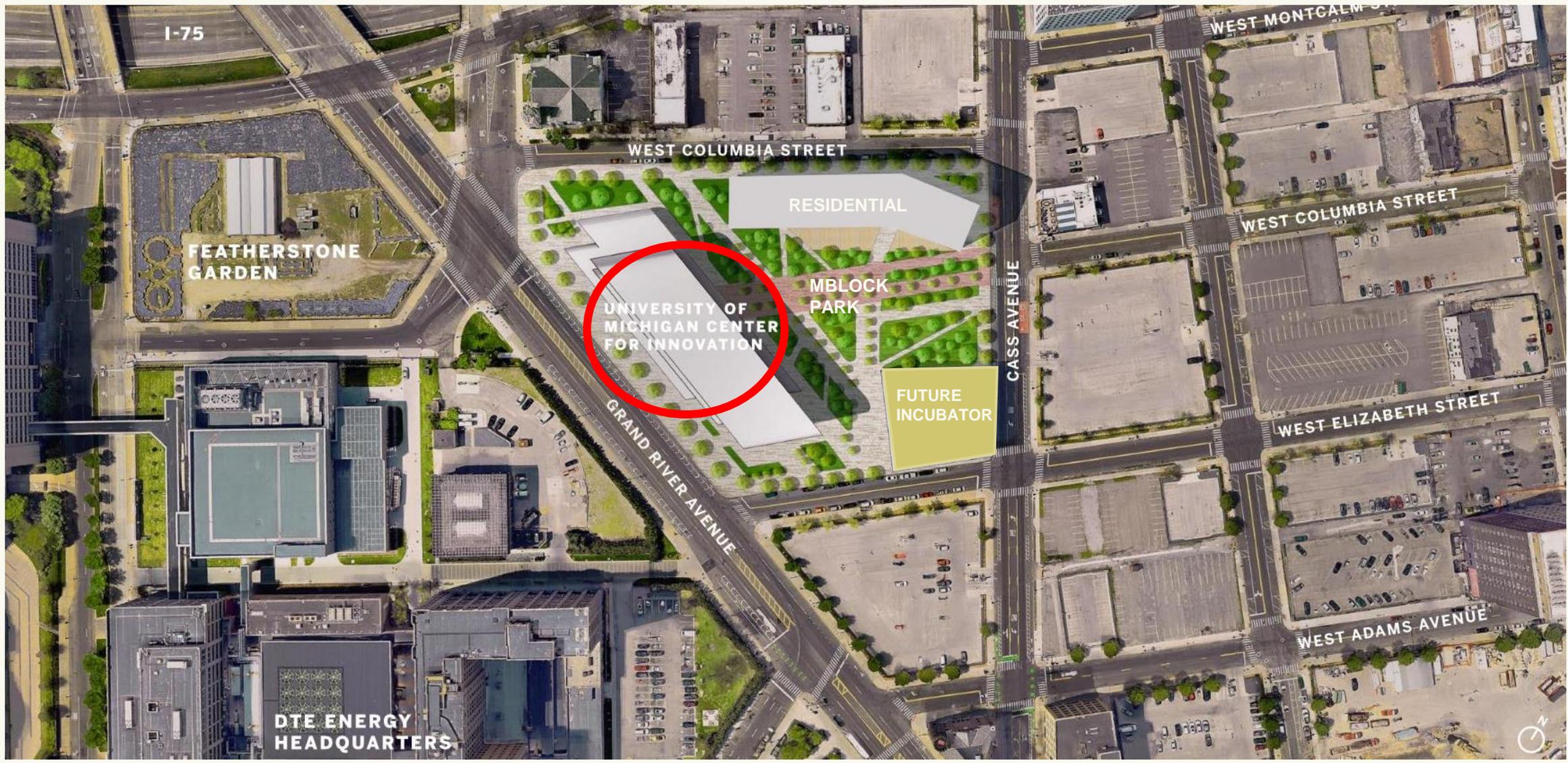
**2211 Woodward/
Fox Hotel**
(Converted office building)
177 hotel keys
8K SF retail



**2455 Woodward/
Little Caesar's
Arena Hotel**
290 hotel keys
22K SF retail





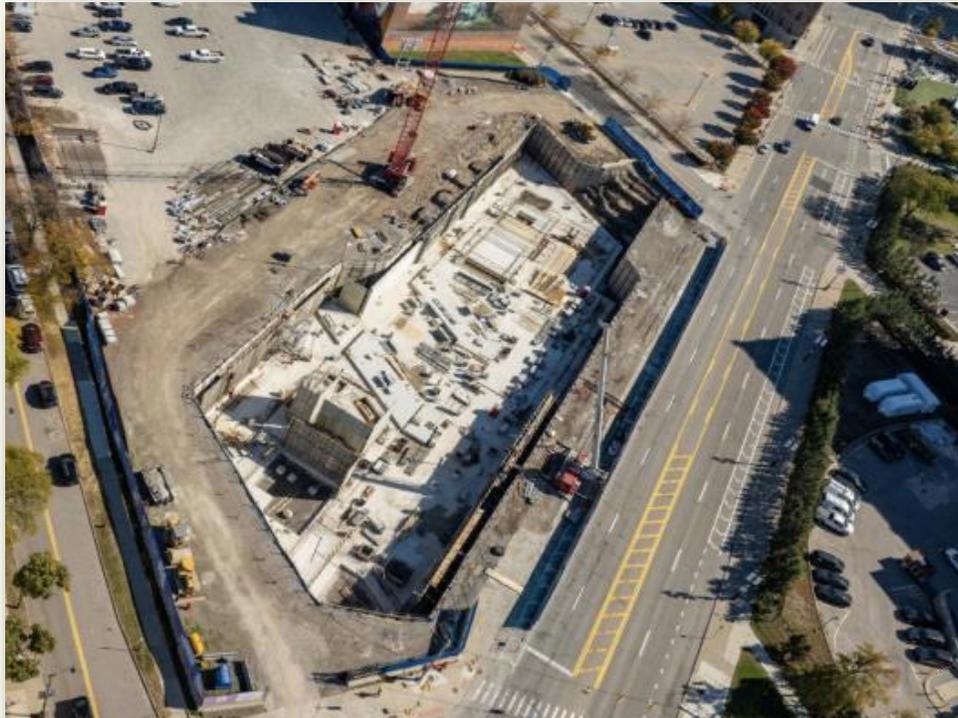


Current Status of Construction & Milestones

Start of Construction - December 2023

Completion of Construction - Summer 2027

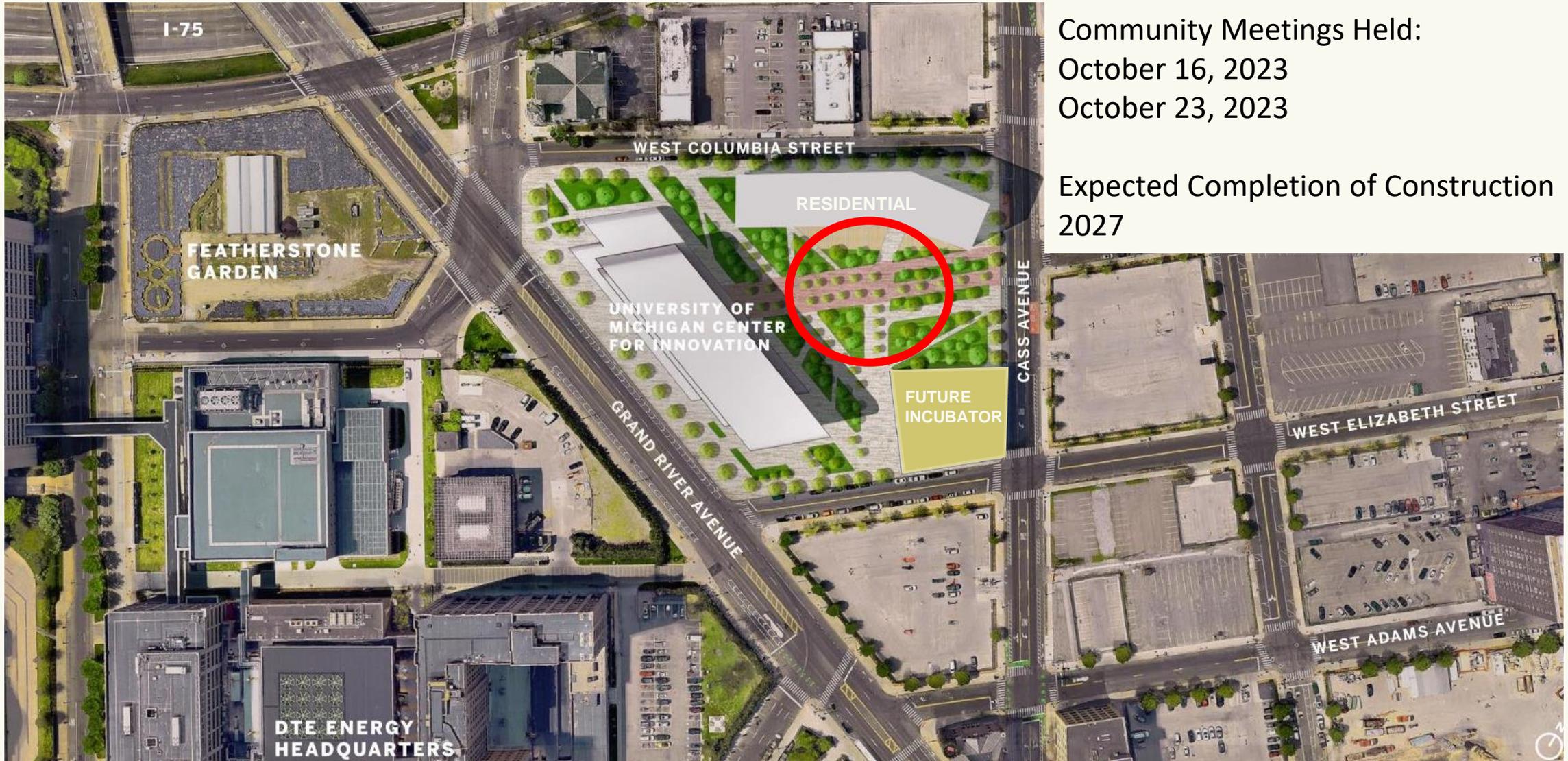
Construction Management - University of Michigan
General Contractor - Walbridge

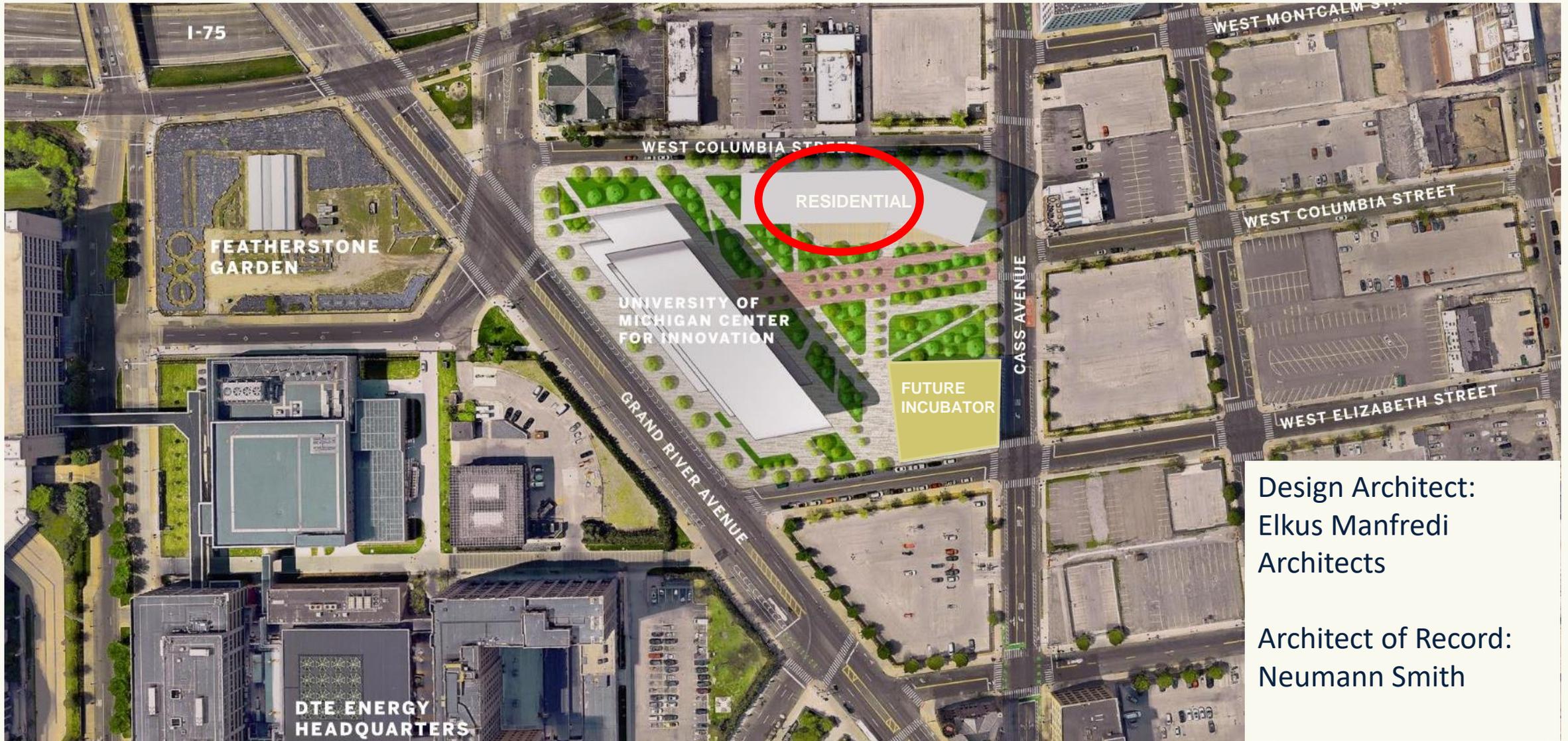


2024



2027

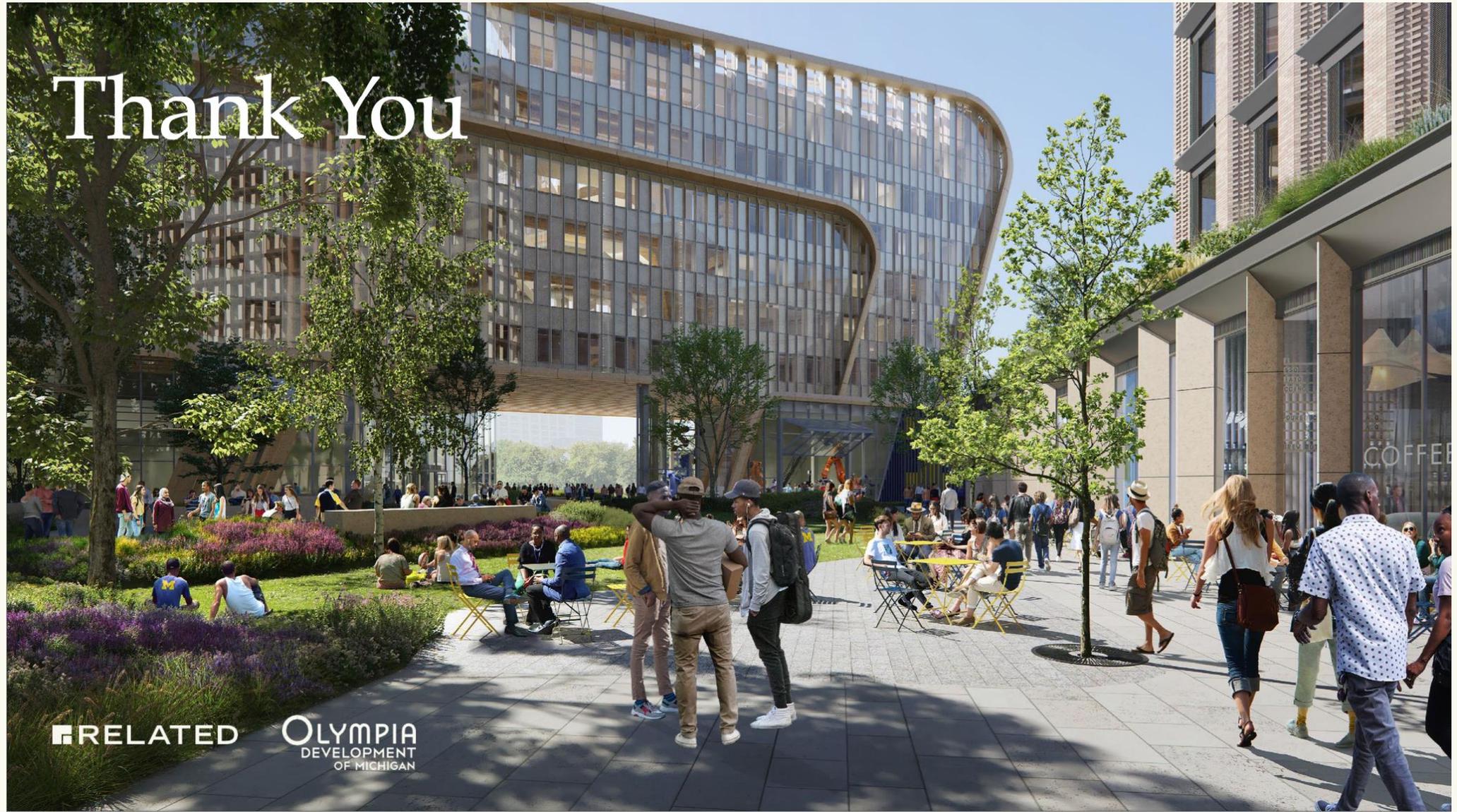




Design Architect:
Elkus Manfredi
Architects

Architect of Record:
Neumann Smith

Thank You



RELATED OLYMPIA
DEVELOPMENT
OF MICHIGAN

Neighborhood Advisory Council Q & A + Discussion



DEPARTMENT OF
Planning &
Development

November 19, 2024

General Public Comment



DEPARTMENT OF
Planning &
Development

November 19, 2024

Thank you and Stay Updated

The District Detroit Opportunity Center
<https://thedistrictdetroitoc.com/>

Portal for development updates, jobs, housing, vendor opportunities, upcoming events and to sign up for email list

City of Detroit CBO Information
www.detroitmi.gov/districtdetroit

Public Meeting Information, presentations, all documents, and compliance reports