

BOOK BUILDING & TOWER

AND MONROE BLOCKS

**COMMUNITY BENEFITS
PUBLIC MEETING**

ORIENTATION MEETING | AUGUST 21, 2017

Introduction

Meeting Objective

1. Introduce the community benefits ordinance process
2. Introduce both projects to the community
3. Address any questions

Agenda

- 5:30 - 5:45** **Team introduction** - *Steven Lewis*
- Council Members
 - Planning & Development
 - Department of Neighborhoods
 - Bedrock
- 5:45 - 6:20** **What is the CBO?** - *David Williams*
- CBO Overview
 - Q&A
 - CBO Framework
 - Projects*
 - Impact Area / Mailing Area*
 - Selection Process Overview*
 - Review of Schedule
- 6:20 - 6:30** **Q&A** - *Team*
- 6:30 - 7:20** **Project Overview**
- Monroe Blocks
 - Book Building & Tower
- 7:20 - 7:30** **Q&A**

Council Members



Brenda Jones
Council President



Janeé L. Ayers
Council Member at Large



Raquel Castañeda-López
Council Member | District 6

**WHAT IS THE
COMMUNITY
BENEFITS
ORDINANCE?
CBO OVERVIEW**

For the full Community Benefits Ordinance text, please see the Planning Department's website.

Detroit voters [approved](#) the Community Benefits Ordinance at the [November 8, 2016 elections](#).

The CBO outlines a process for developers to proactively engage with the community to identify and address any negative impacts their project might have on nearby residents.

What is the scope of the project?

What are the project's impacts?

Who will be impacted?

How can the developer lessen/mitigate any negative impacts?

When Does the Ordinance Apply?

The Community Benefits Ordinance only applies to development projects if...

They are valued at **\$75 million or more** and involve one or both of the following:

- Receipt of **\$1 million or more in property tax abatements**
- The sale or transfer of city property worth **\$1 million or more**

Who Participates in the CBO Process?

The Planning Department reviews the project scope and defines the project's impact area.

The impact area boundaries encompass **all residents** who might be directly or indirectly affected by the project.

All residents in the impact area have an equal voice in the process!

CBO Overview

How is the Ordinance Implemented?

How is the Community Engaged?

A Neighborhood Advisory Council (NAC) is formed. The NAC is composed of 9 residents from the impact area. **The NAC represents the community in all discussions with the developer.**

The NAC meets with Planning & Development, the developer and the community to identify project impacts.

The NAC develops recommendations to mitigate negative impacts and presents them to the developer and PDD.

The developer generates an agreement to mitigate negative impacts.

The Planning Department creates a report on the process and agreements which is presented to City Council.

Enforcement Committee meets bi-annually to ensure that the developer is faithfully carrying out the terms of the agreement.

CBO OVERVIEW

Q&A

**WHAT IS THE
COMMUNITY
BENEFITS
ORDINANCE?
CBO FRAMEWORK**

CBO Framework

Impact Area / Mailing Area



**CBO Framework
Projects**

**BOOK
BUILDING &
TOWER**

**MONROE
BLOCKS**



PDD Identified Potential Impacts

- **Construction Impacts**
- **Workforce Development**
- **Stress on Existing Infrastructure (Book Building & Tower)**
- **Parking**

CBO Framework

Selection Process Overview

Selection Process to Occur Thursday, August 24th, 2017

The **9 NAC members** are selected as follows:

2 Selected by residents of the impact area

4 Selected by the City of Detroit Planning and Development Department

2 Selected by the at-large Council Members
(Council Member Ayers and Council President Jones)

1 Selected by the local District Council Member
Raquel Castañeda-López

CBO Framework

NAC Role & Responsibilities

Selection Process to Occur Thursday, August 24th, 2017

Eligibility

- Resident of the impact area
- At least 18 years of age

Requirements

- Attend all 4 meetings with the NAC, PDD, and the developer.
- Develop NAC Impact Report.
- Review Community Benefits Report written by the Planning and Development Department and Compliance Reports.
- Continue to attend follow-up bi-annual meetings to monitor progress and status of project.

Responsibilities

- You cannot use this position for personal gain.
- You are agreeing to represent your fellow residents.
- You are agreeing to provide feedback for the community.
- You are agreeing to work together with fellow NAC members to make official recommendations to mitigate any negative impacts of the project.
- You are advising the City of Detroit and City Council on how best to mitigate impacts.

CBO Framework

CBO Process Schedule

*schedule is tentative and dates may change

Orientation Meeting

Monday, August 21, 2017

NAC Selection Process

Thursday, August 24, 2017

NAC Members Identified (deadline, not meeting)

Friday, September 1, 2017

CBO NAC Monroe w/ PDD & Developer - Discussion Meeting

Thursday, August 31, 2017

CBO NAC Book w/ PDD & Developer - Discussion Meeting

Thursday, September 7, 2017

CBO NAC Book & Monroe w/ PDD & Developer - Impact Meeting

Thursday, September 21, 2017

CBO NAC Book & Monroe w/ PDD & Developer - Impact Mitigation Meeting

Tuesday, October 3, 2017

CBO FRAMEWORK Q&A



MONROE BLOCKS

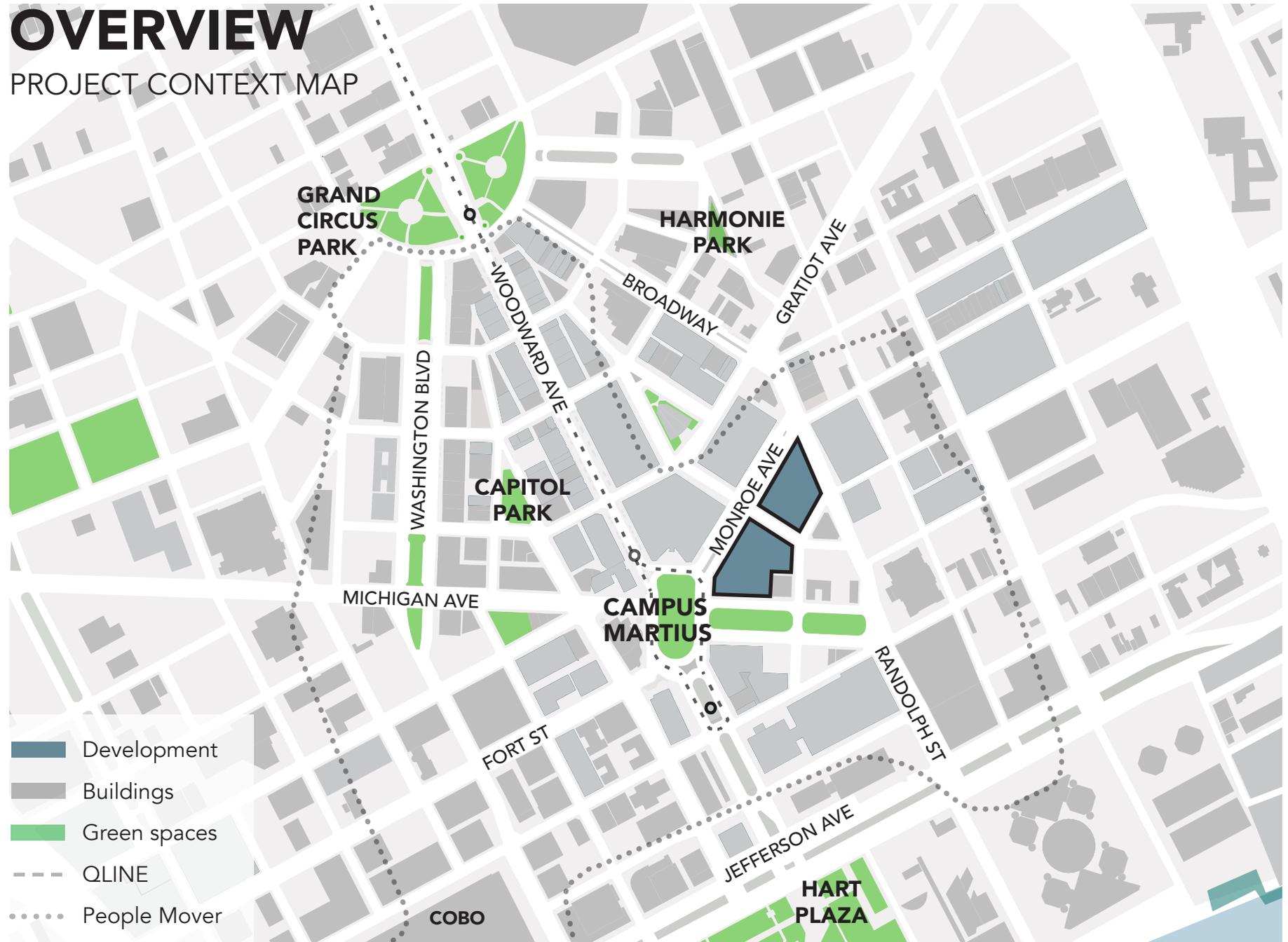


PROJECT UPDATE

AUGUST 21, 2017

OVERVIEW

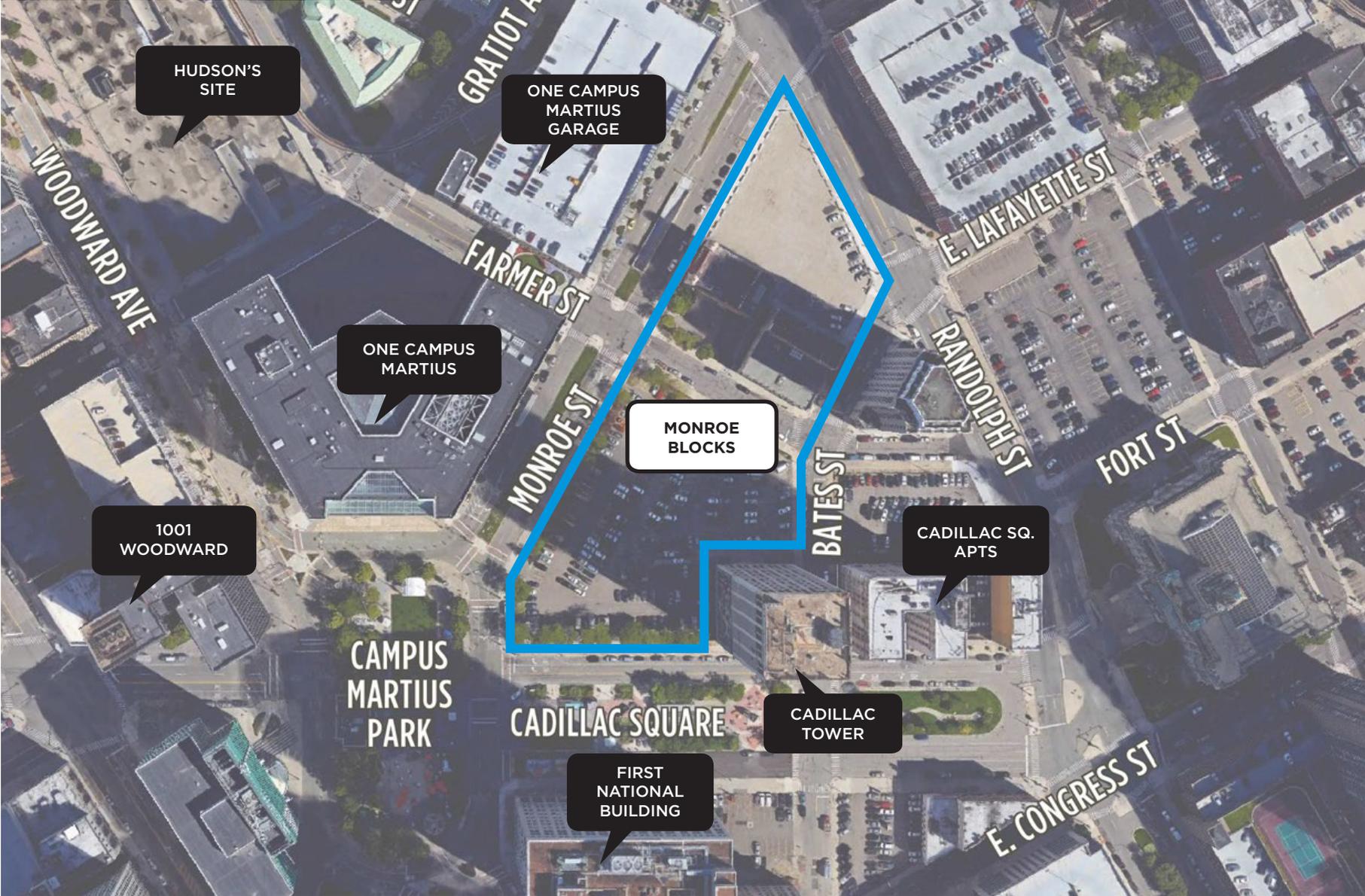
PROJECT CONTEXT MAP



- Development
- Buildings
- Green spaces
- QLINE
- People Mover

OVERVIEW

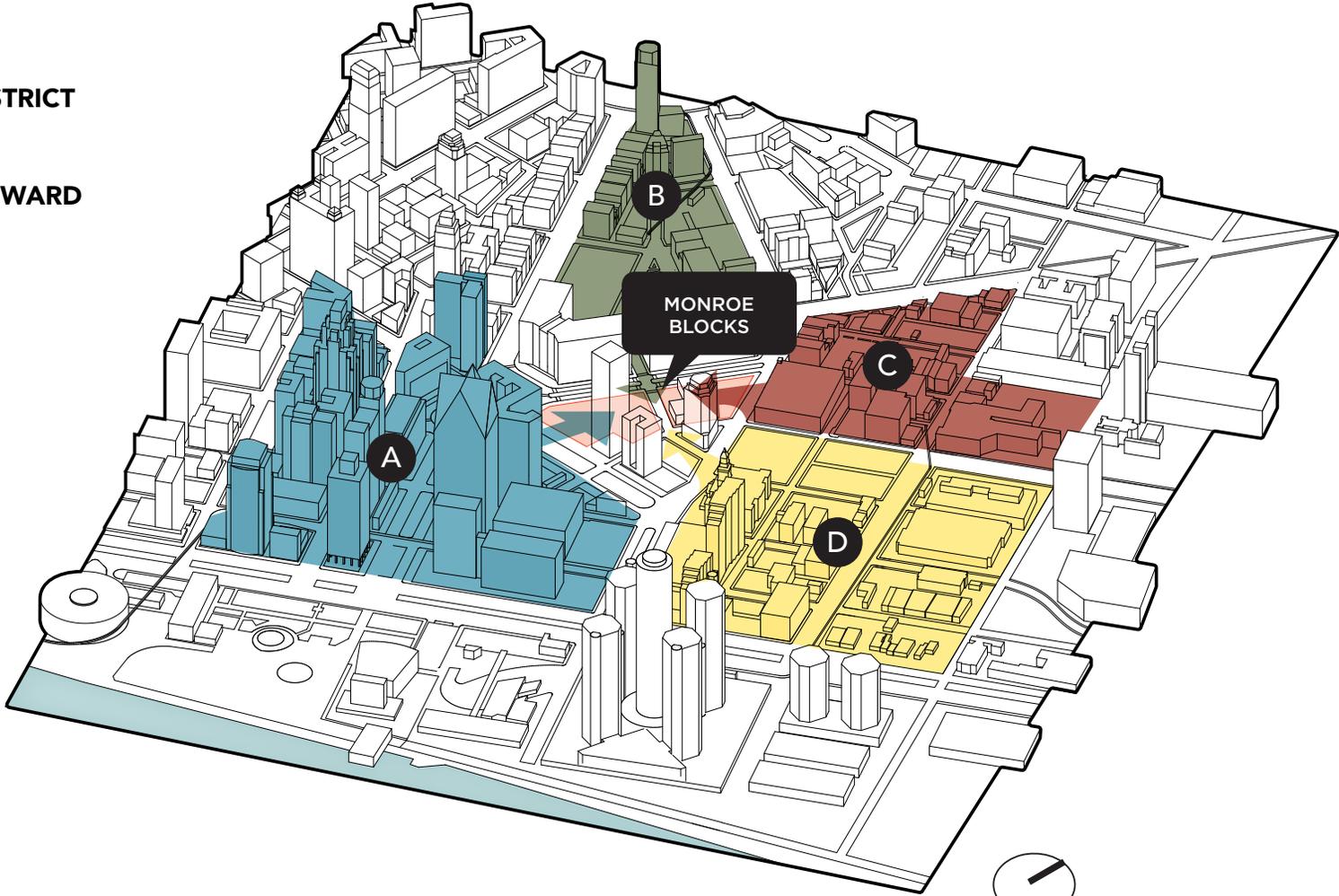
PROJECT CONTEXT MAP



DISTRICT STRATEGY

CONNECTING NEIGHBORHOODS

- A FINANCIAL DISTRICT**
- B LOWER WOODWARD**
- C GREEKTOWN**
- D BRICKTOWN**



SITE PLAN

MONROE BLOCKS

OFFICE

Building A1:	818,000 SF
Total Office:	818,000 GSF

RESIDENTIAL

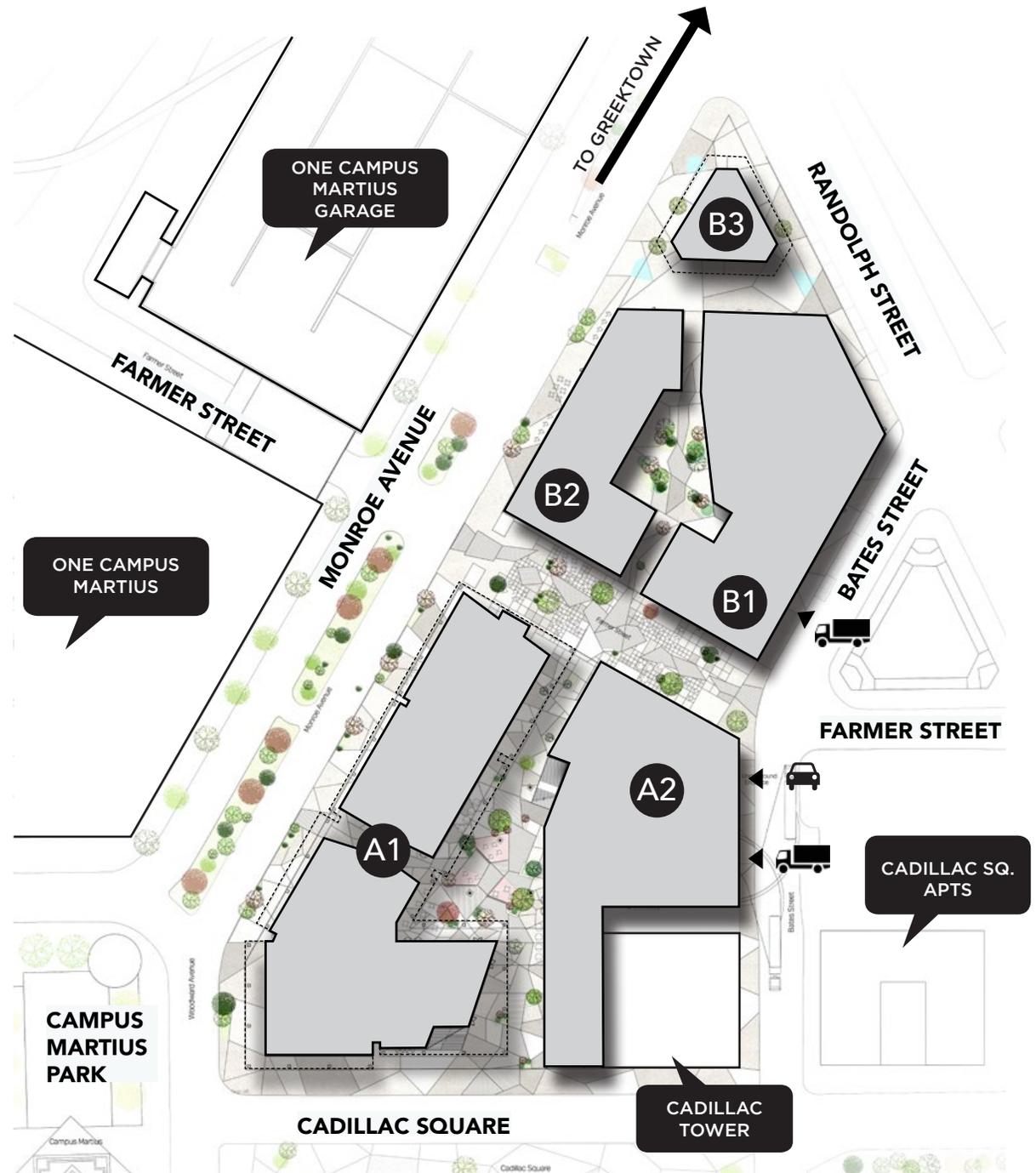
Building A2:	136 UNITS
Building B1:	153 UNITS
Building B2:	62 UNITS
Building B3:	131 UNITS
Total Residential:	482 UNITS

RETAIL

Building A1:	63,700 SF
Building A2:	53,500 SF
Building B1:	38,000 SF
Building B2:	13,700 SF
Total Retail:	169,000 GSF

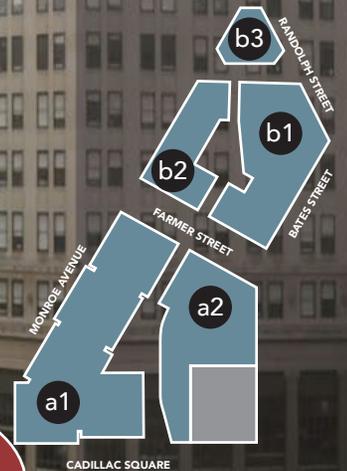
PARKING

Total Parking Spaces:	900 SPACES
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OFFICE

CAMPUS MARTIUS

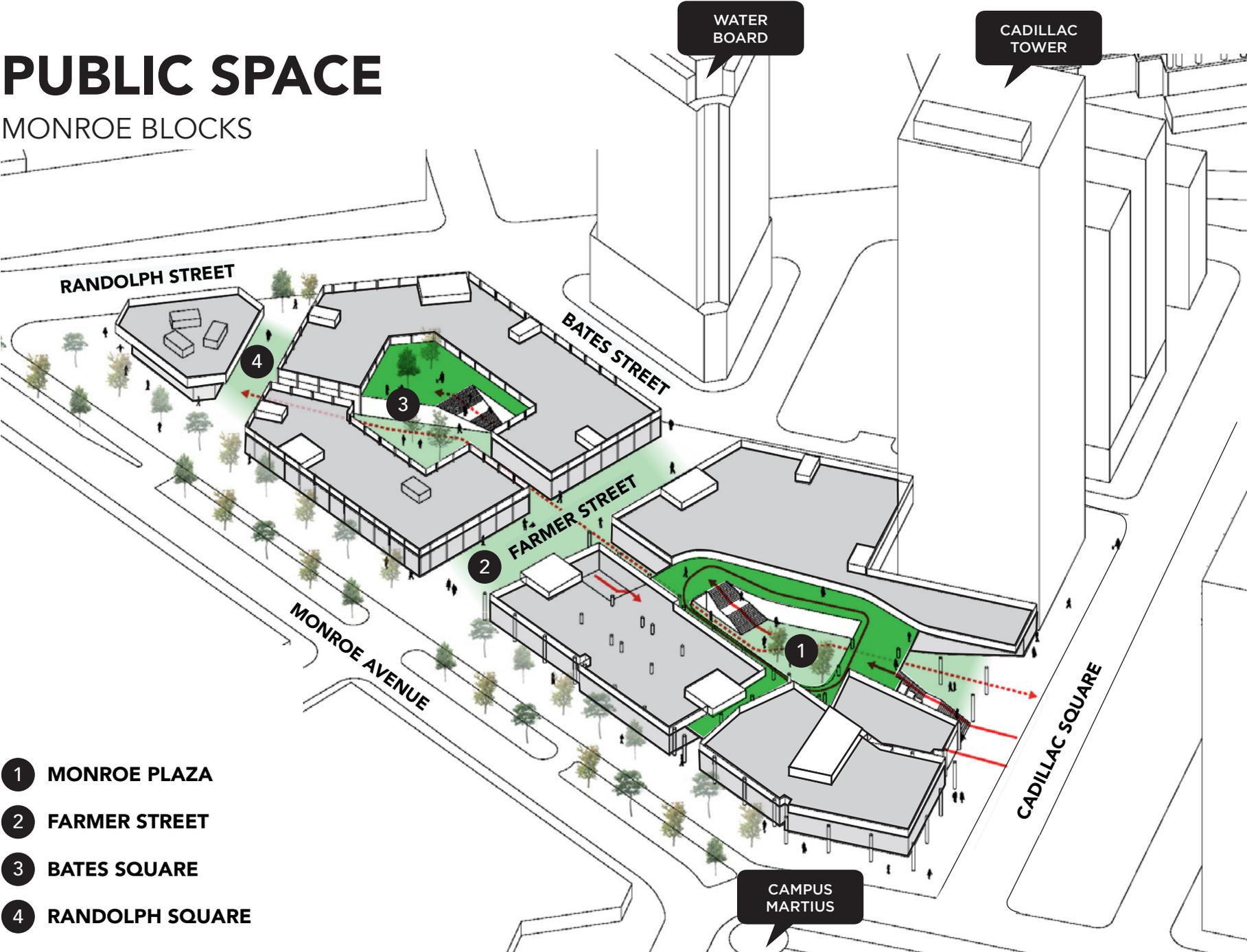


MONROE BLOCKS
Issued by Bedrock // August 21, 2017

24 of 36

PUBLIC SPACE

MONROE BLOCKS



- 1 MONROE PLAZA
- 2 FARMER STREET
- 3 BATES SQUARE
- 4 RANDOLPH SQUARE

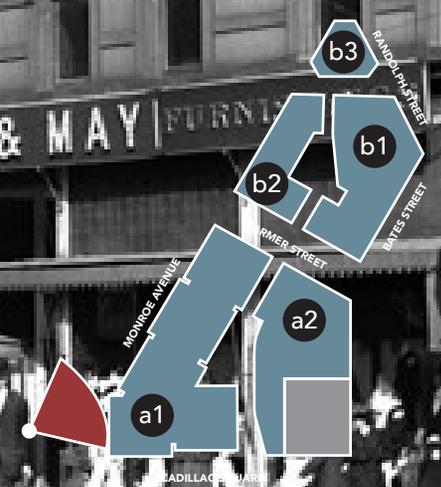
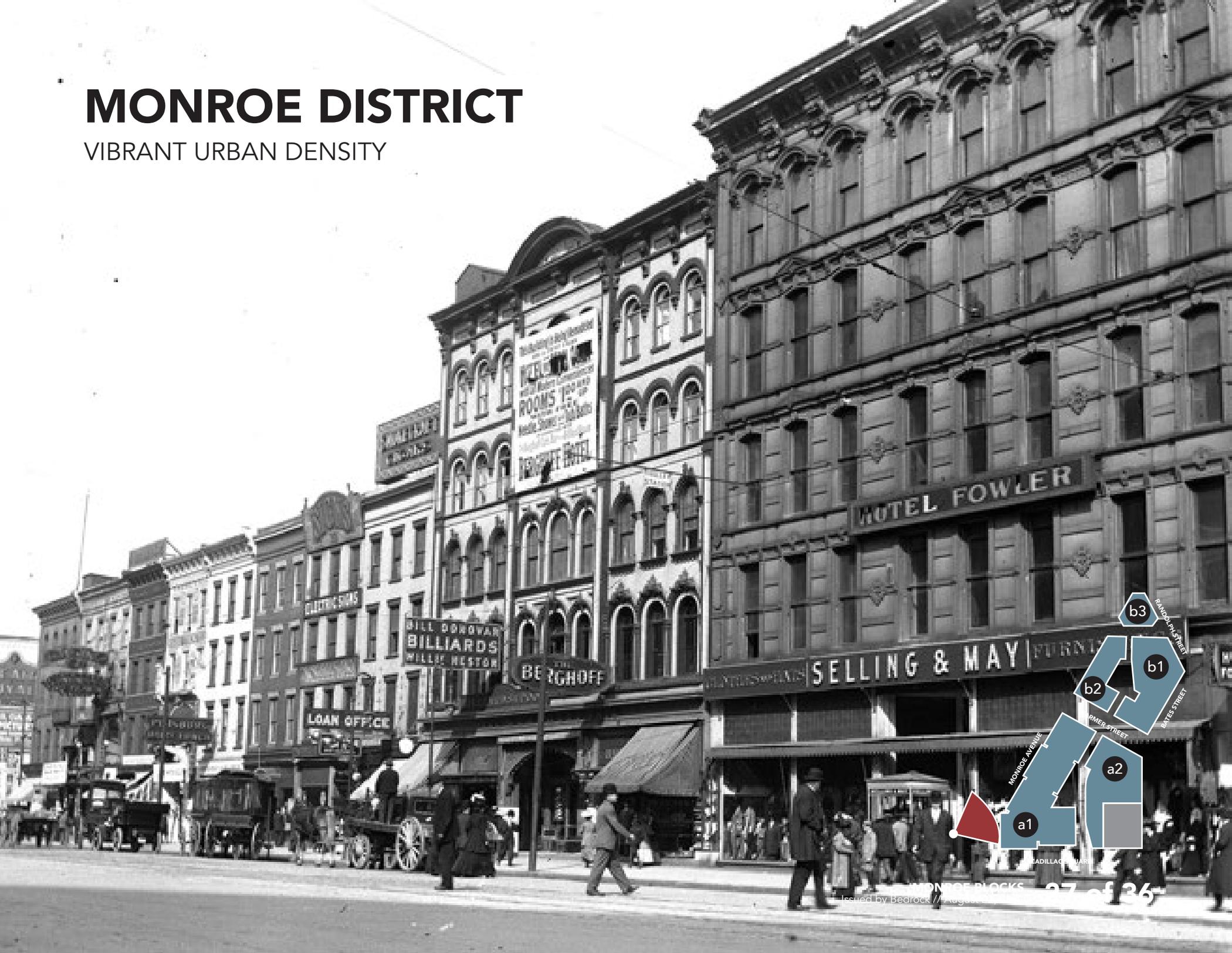
PUBLIC SPACE

BATES SQUARE



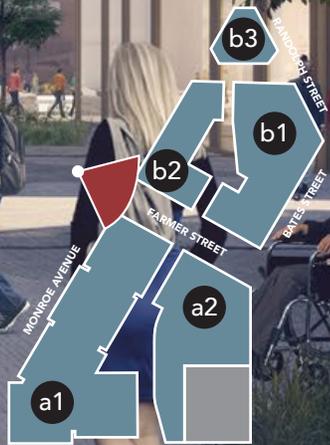
MONROE DISTRICT

VIBRANT URBAN DENSITY



PUBLIC SPACE

FARMER STREET



OVERVIEW

AERIAL VIEW





BOOK TOWER



PROJECT UPDATE

AUGUST 21, 2017

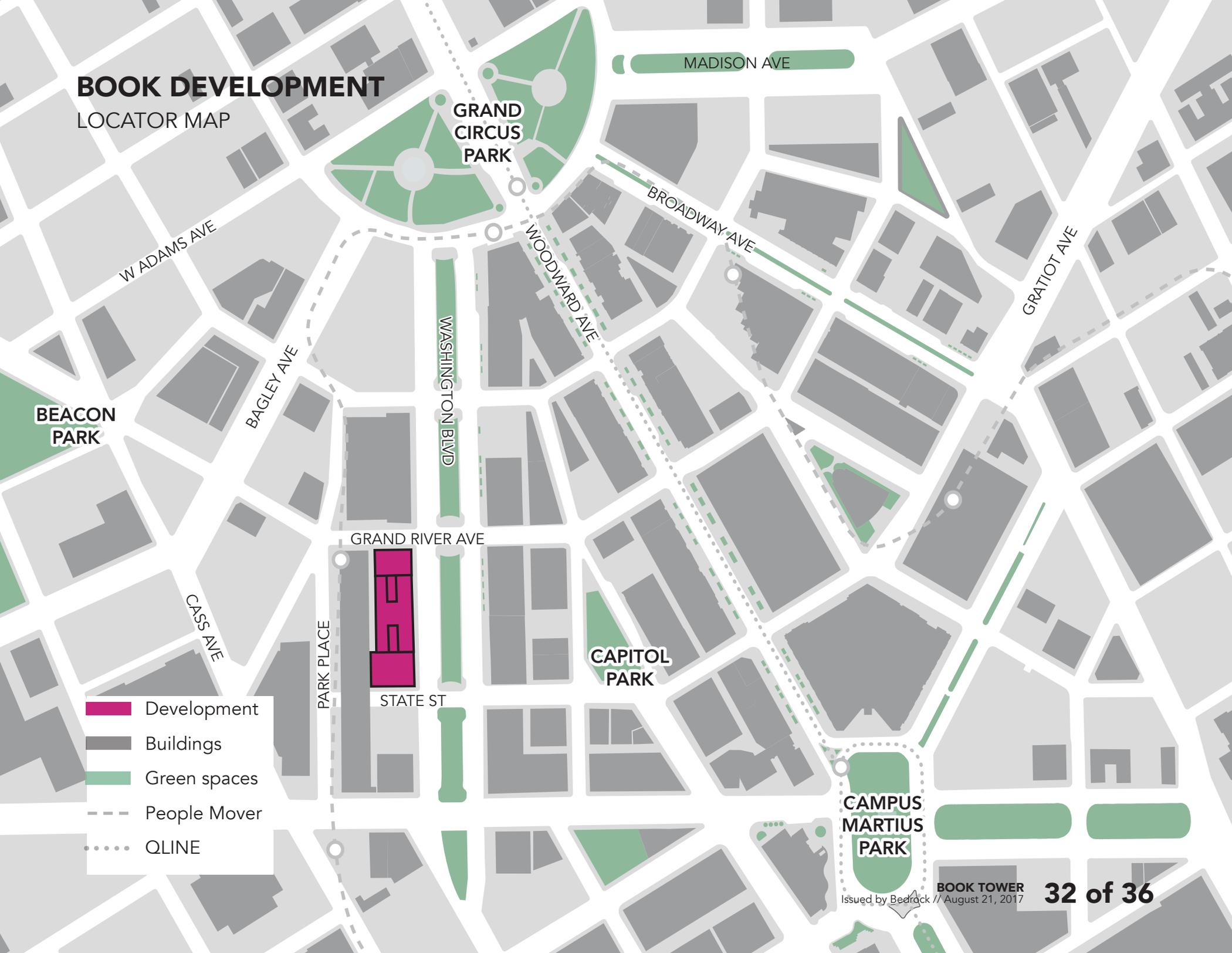


ICONIC FORM

THE ORNATE ARCHITECTURE
OF BOOK TOWER IS ICONIC
TO DETROIT'S SKYLINE

BOOK DEVELOPMENT

LOCATOR MAP



- Development
- Buildings
- Green spaces
- People Mover
- QLINE

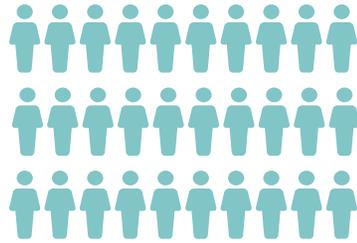
BEFORE + AFTER



RENOVATION EFFORTS

7.2
FOOTBALL
FIELDS

OF INTERIOR
SQUARE FOOTAGE



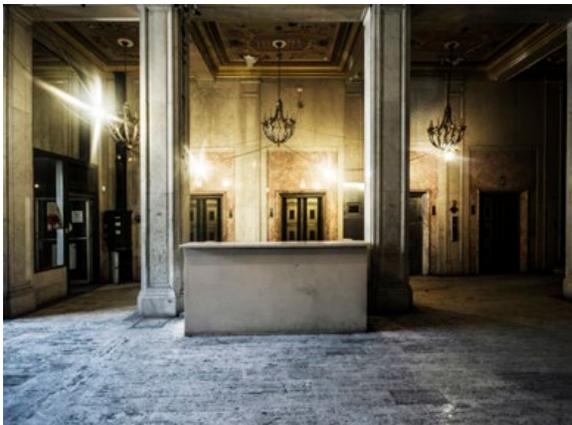
30 WORKERS

RESTORING EXTERIOR
FACADE DAILY

3 YEARS

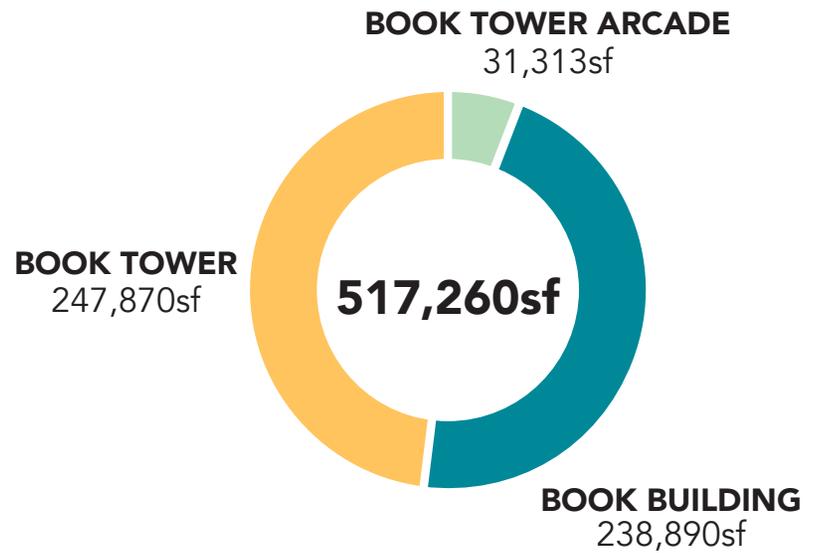
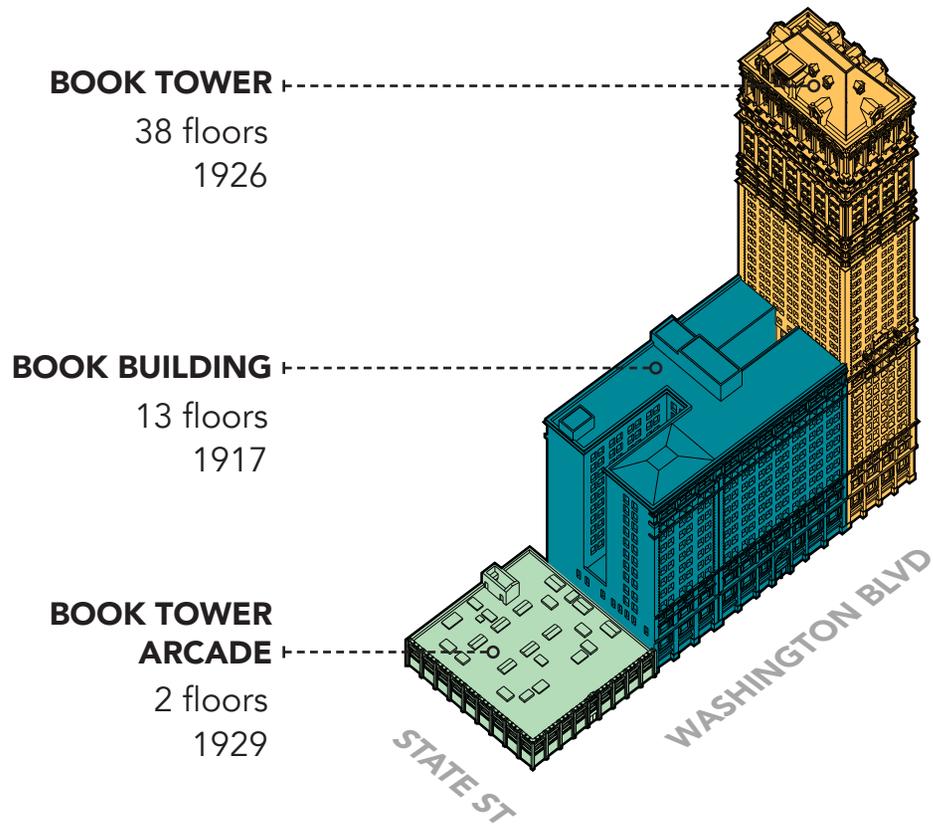
OF WORKING SEASONS
TO RESTORE BOOK
TOWER FACADE, NOT
INCLUDING INTERIOR
RESTORATION.
CURRENTLY WORKING
ON SOUTH AND EAST
ELEVATION AS WELL AS
INTERIOR LIGHT WELLS.

2,236 **WINDOWS**
TO BE RESTORED OR REPLACED



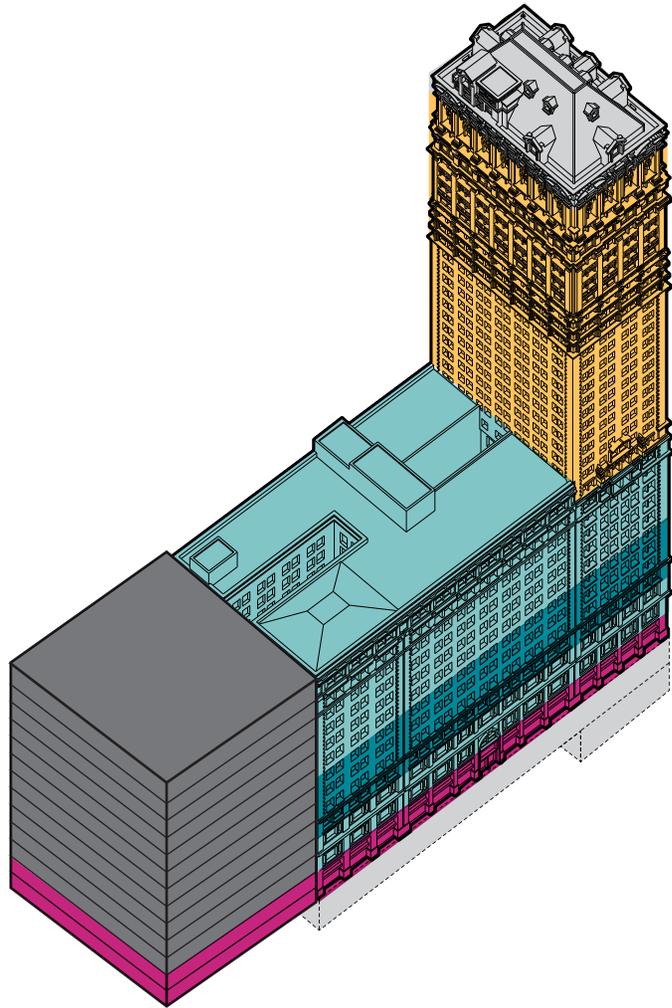
BOOK DEVELOPMENT

THREE PHASES OF DEVELOPMENT



BOOK DEVELOPMENT

PROPOSED MIXED-USE PROGRAMMING CONCEPT



RETAIL

Total Retail Area: 44,592sf

HOTEL

Total Hotel Area: 184,834sf

Total Guest Rooms: 180

OFFICE

Total Office Area: 89,100sf

RESIDENTIAL

Total Residential Area: 143,085sf

Total Units: 95

INFRASTRUCTURE

Total Infrastructure Area: 44,962sf

PARKING

Total Parking Area: 180,000sf

Total Spaces: 400+

TOTAL PROJECT AREA: 686,573sf