



THE MID COMMUNITY BENEFITS REPORT

CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT
Maurice Cox, Director of Planning

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SECTION A.

**NOTICE OF PUBLIC MEETING
AND IMPACT AREA**

A. NOTICE OF PUBLIC MEETING AND IMPACT AREA

The first Community Benefits Meeting for The Mid project was held on **Tuesday, April 16, 2019 from 6:00 to 7:30pm**, The Cathedral Church of St Paul, 4800 Woodward Avenue, Detroit, MI, 48201.

The *Public Notice* of the first meeting was mailed out to approximately 2,000 residents within the Impact Area (see Figure 1: Impact Area Map). The Impact Area includes Census Tract 5203, 5175, 5173, and 5225, and is bordered by Warren Avenue, I-375, 2nd Avenue, and Temple St, Edmund Place, and Wilkins Street. The project is located at 3750 Woodward Avenue. Forty-three (43) people were recorded as attending the first meeting. The full public notice, pictured below, has been attached to this document under Appendix 2.

City of Detroit
Planning and Development Department
2, Woodward Avenue, Suite 1010
Detroit, MI 48226

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Potential Impacts

The NAC will work directly with the developer and establish community benefits, which are included in the final development agreement approved by the Detroit City Council. The City of Detroit is aware of and acknowledges expressed community concerns related to this project in the following areas:

A. Construction

- Noise and dust
- Street closures
- Sidewalk closures
- Construction equipment staging
- Construction hours

B. Vehicular Traffic

- Site connectivity
- Traffic flow
- Vehicular access through site

C. Jobs

- Jobs created
- Access to jobs

IMPORTANT NOTICE

YOUR ADDRESS IS LOCATED WITHIN THE DESIGNATED NOTICE AREA
ON THE 3750 WOODWARD AVENUE DEVELOPMENT PROJECT.
PLEASE OPEN THIS MAILER FOR DETAILS.

LEGAL MEETING NOTICE TO RESIDENTS LIVING WITHIN NOTICE AREA

"THE MID"
3750 WOODWARD DEVELOPMENT
Community Benefits Public Meeting

Date and Time:
Tuesday
April 16, 2019
6:00 PM - 7:30 PM

Location:
The Cathedral Church of St. Paul
4800 Woodward Ave.
Detroit, MI 48201

General Project Information

Inspired by Midtown's music, art, history, and culture, "The Mid" will be a new development in Midtown Detroit. The 3.8 acre mixed-use development has been carefully planned to offer diverse programs, including up to 100,000 sq ft of retail space; a 225-key boutique hotel by an award-winning hospitality brand; hundreds of multi-family residences; affordable housing, co-living housing units, and 60 condos to accommodate Detroit's rapidly growing demand for diverse housing and living types in a meaningful way. The Mid's planned investment exceeds \$250 million, and will create over 1,800 construction jobs and 400+ full-time equivalent positions (FTEs).

The Mid will incorporate retail of various selections from boutique neighborhood retailers to a grocer, catering both to the Midtown community as well as the residents and patrons within the development. Dining experiences will be interwoven with public spaces for community, resident, and visitor engagement and connectivity. The development aims to unite the surrounding community and residents across a range of backgrounds and lifestyles.

Continued on next page

Please read this important notice for information about community benefits and other impacts that may affect you.

for more information, visit:
www.detroitmi.gov/cbo

The Planning and Development Department hosts a CBO website (www.detroitmi.gov/cbo) and posted the Mid Community Benefits Meeting dates. The mailing notice was also posted at this site. Notice was sent to the representatives of the City Council, LPD, and the DON. In addition, all presentations and project materials are available to the public on this website.

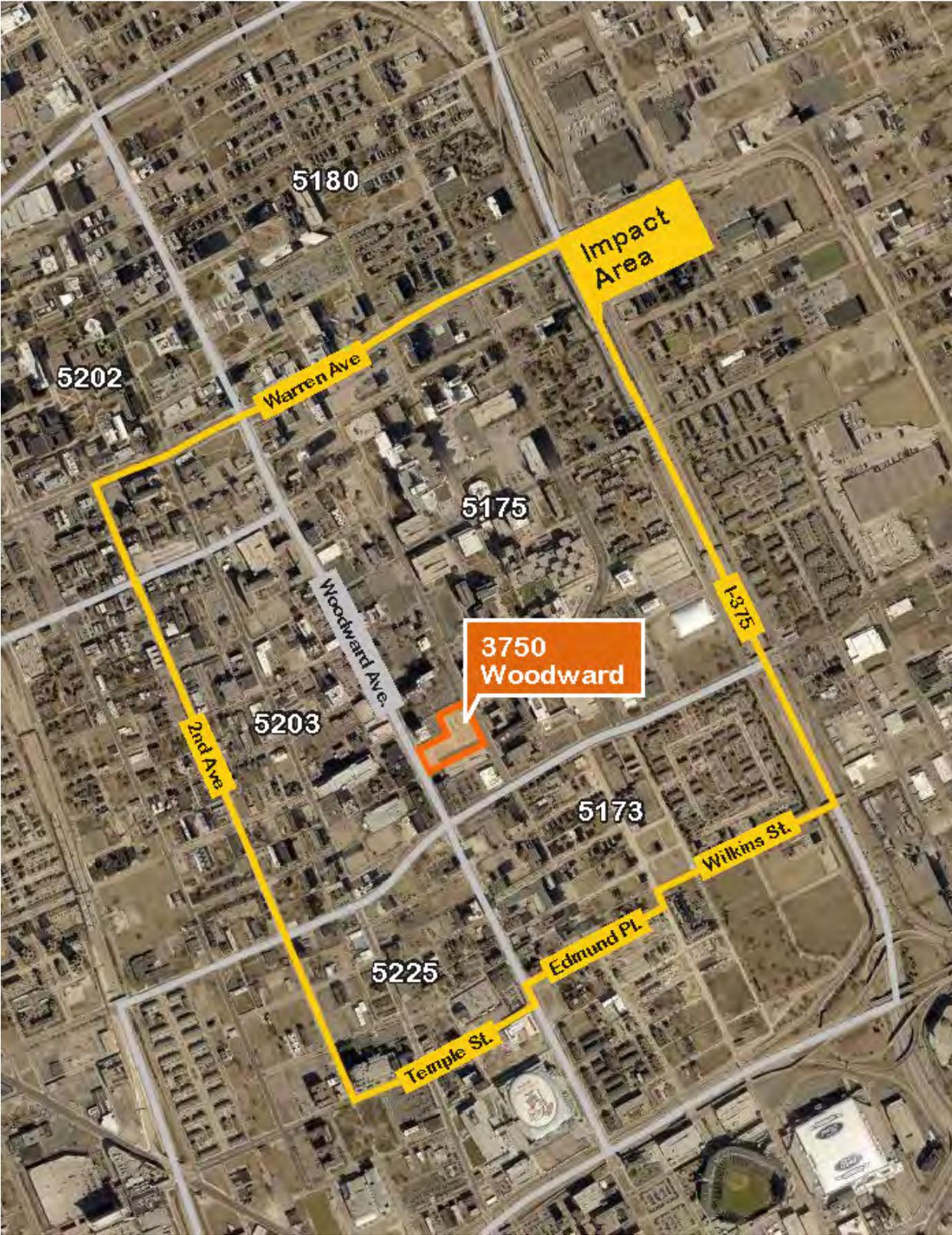


Figure 1: Impact Area

Section B.

**NEIGHBORHOOD ADVISORY COUNCIL
DEVELOPER
CITY OFFICIALS**

B. Neighborhood Advisory Council (NAC)

<u>Neighborhood Advisory Council Member</u>	<u>Appointment by:</u>
Bernice Smith	Impact Area Resident Selection
Elliot Broom	Impact Area Resident Selection
Chris Jackson	PDD Dir. Maurice Cox
Mike Essian	PDD Dir. Maurice Cox
James Harrigan	PDD Dir. Maurice Cox
Melissa Corrigan	PDD Dir. Maurice Cox
Cynthia Redmond	District 5 Council Member Sheffield
Michael Boettcher	Council Member At-Large Janeé Ayers
Deidra Anderson	Council President Brenda Jones

The Mid Team

- Emery Matthews, Managing Principal, Real Estate Interests, LLC

City of Detroit Officials

Planning and Development: Maurice D. Cox, Karen Gage, Julio Cedano

Department of Neighborhoods: Vince Keenan

Legislative Policy Division Representative (CPC): Marcell Todd, Kimani Jeffrey

City Council: Mary Sheffield Councilperson for District 5, Janeé Ayers – At-Large Councilperson, Brenda Jones – Council President

Detroit Economic Development Corporation

Executive Vice President: Kenyetta Hairston-Bridges, Nevan Shokar

Section C.

PROJECT IMPACTS / REQUEST FROM NAC

The MID Impact List

Submitted May 31, 2019

Impacts and Requested Actions

DURING CONSTRUCTION

Impact	Requested Actions
Sidewalk Closures	<ol style="list-style-type: none">1. Any and all changes, temporary or otherwise, to adhere to the Americans with Disabilities Act2. Scaffolding to be used when possible in efforts to limit the disruption of side walk traffic3. Clearly marked path with signage to be posted when unavoidable sidewalk closures need to occur4. If the sidewalk must be closed, we ask that the developer commit to working with MDOT (or, governing agency) to temporarily retime the ped signal at Woodward and Parsons so that it gives pedestrians sufficient time to cross busy Woodward Avenue.
Hours of Construction	<ol style="list-style-type: none">1. Developer will sign a legally binding agreement with the P&DD to restrict exterior construction working hours between 7:00 am – 7:00 pm on weekdays. Major noise-making activities (jack hammering, wrecking ball, drilling etc.) should not commence until 9:00 am on any day. If required, a maximum of two Saturdays can be worked per month and 48 hours public notice will be provided for Saturday work.2. No Sunday exterior work is permitted.
Dust Control	<ol style="list-style-type: none">1. Developer will accept liability for any damages to property caused by either construction or demolition2. Developer will perform two additional window cleanings to for adjacent properties per year, per phase. Window cleanings to occur after excavation and after construction completion (of each phase).3. Neighboring properties: The Plaza Midtown, The Ellington, Bicentennial Tower, McLaughlin Hall and Max M. and Marjorie S. Fisher Music Center
Pest Control	<ol style="list-style-type: none">1. Developer will sign a legally binding agreement with the P&DD agreeing to immediately implement a pest control program to mitigate this. The program should be in place until completion of construction.2. The NAC should be notified of the company hired
Lighting	<ol style="list-style-type: none">1. Construction lighting should not disturb residents in neighboring buildings

	<ol style="list-style-type: none"> Lighting for security purposes should be shining inward towards the construction site
Construction Traffic	<ol style="list-style-type: none"> Developer to work with the city traffic engineers and to adjust the flow of construction traffic and staging, as necessary. Developer to only utilize Woodward Avenue parking spaces that are directly in front of The Mid. Public parking spaces along Woodward Avenue, that are north and south of The Mid, are to remain open to public use.

Impacts and Requested Actions

AFTER CONSTRUCTION

Impact	Requested Actions
Valet Queuing	<ol style="list-style-type: none"> Developer to consider the NAC’s suggestion on the reconfiguration of the valet queue location Developer to present revised plan to the NAC
Retail Intake List	<ol style="list-style-type: none"> Developer to create an opportunity to receive retail tenant suggestions from the public Developer to designate a certain percentage of the retail space to local and minority owned businesses
Concept Design	<ol style="list-style-type: none"> Developer to adhere to the Main Street Overlay when constructing the Woodward Avenue retail NAC to receive notice when site plan review is submitted to the City
Public Space	<ol style="list-style-type: none"> The public space is to be well lit and have adequate seating The NAC strongly encourages the developer to build a dog park into their development public space plan as a benefit to neighboring residents, development residents and hotel guests. A “pet relief” area is not sufficient. Again, we strongly encourage the developer to build into their plan a <u>dedicated, lighted and fenced-in area</u> as a dedicated dog park. This will serve as a BENEFIT to the residents of the development, hotel guests and neighboring COMMUNITY. The dog park at the corner of Cass and Canfield is an excellent model that demonstrates the positive influence and vitality this kind of space brings to an area. Developer to work with the City and The Plaza to make improvements to the John R pedestrian walk way that are consistent with the green space/public space design of The Mid Developer to consider the use of the historic street names for the pass troughs

Section D.

APPROVED COMMUNITY BENEFITS PROPOSAL

Approved Community Benefits Proposal

THE MID IMPACTS & REQUESTED ACTIONS

Submitted June 17, 2019

Impacts and Requested Actions

DURING CONSTRUCTION

Impact	Requested Actions	Commitment from The Mid
Sidewalk Closures	<ol style="list-style-type: none">1. Any and all changes, temporary or otherwise, to adhere to the Americans with Disabilities Act2. Scaffolding to be used when possible in efforts to limit the disruption of side walk traffic3. Clearly marked path with signage to be posted when unavoidable sidewalk closures need to occur4. If the sidewalk must be closed, we ask that the developer commit to working with MDOT (or, governing agency) to temporarily retime the ped signal at Woodward and Parsons so that it gives pedestrians sufficient time to cross busy Woodward Avenue.	<ul style="list-style-type: none">• The Mid will comply with the American With Disabilities Act• Due to safety concerns, we won't be able to use sidewalk scaffolding.• The alternative path will be clearly marked.• Agreed. We will work with MDOT or other required governmental agency to temporarily retime the pedestrian signal at Woodward and Parsons so that it gives pedestrians sufficient time to cross Woodward Avenue.
Hours of Construction	<ol style="list-style-type: none">1. Developer will sign a legally binding agreement with the P&DD to restrict exterior construction working hours between 7:00 am – 7:00 pm on weekdays. Major noise-making activities (jack hammering, wrecking ball, drilling etc.) should not commence until 9:00 am on any day. If required, a maximum of two Saturdays can be worked per month and 48 hours public notice will be provided for Saturday work.2. No Sunday exterior work is permitted.	<ul style="list-style-type: none">• The ordinance permits work hours from 7am to 10pm. However, we will limit hours from 7am to 7pm.• Other than emergencies, we will provide 48 hours' notice of any Saturday or Sunday work.• Work is rarely, if ever, conducted on Sundays.

Dust Control	<ol style="list-style-type: none"> 1. Developer will accept liability for any damages to property caused by either construction or demolition. 2. Developer will perform two additional window cleanings to for adjacent properties per year, per phase. Window cleanings to occur after excavation and after construction completion (of each phase). 3. Neighboring properties: The Plaza Midtown, The Ellington, Bicentennial Tower, McLaughlin Hall and Max M. and Marjorie S. Fisher Music Center 	<ul style="list-style-type: none"> • Developer will be responsible for any construction or demolition related damage for which it is liable. • The Mid will work with the five landlords to contribute to their window cleaning expense. Assuming mutual agreement, The Mid is prepared to contribute up to \$18,000 for each of the 5 identified neighboring buildings (to be adjusted based on actual square footage.).
Pest Control	<ol style="list-style-type: none"> 1. Developer will sign a legally binding agreement with the P&DD agreeing to immediately implement a pest control program to mitigate this. The program should be in place until completion of construction. 2. The NAC should be notified of the company hired 	<ul style="list-style-type: none"> • The Mid will implement a Pest Control plan prior to the start of construction and will remain in place throughout construction. • We will share the plan with the NAC prior to construction start.
Lighting	<ol style="list-style-type: none"> 1. Construction lighting should not disturb residents in neighboring buildings 2. Lighting for security purposes should be shining inward towards the construction site 	<ul style="list-style-type: none"> • Lighting will be directed inwards and special purpose lenses and deflectors will be used in order to minimize light pollution.
Construction Traffic	<ol style="list-style-type: none"> 1. Developer to work with the city traffic engineers and to adjust the flow of construction traffic and staging, as necessary. 2. Developer to only utilize Woodward Avenue parking spaces that are directly in front of The Mid. 3. Public parking spaces along Woodward Avenue, that are north and south of The Mid, are to remain open to public use. 	<ul style="list-style-type: none"> • The Mid will coordinate with the City of Detroit to review and adjust the construction traffic and staging as necessary. • We will review the construction site logistics plan with the City of Detroit prior to construction start. • The plan does not require use of any parking spaces beyond those fronting the project site.

Impacts and Requested Actions

AFTER CONSTRUCTION

Impact	Requested Actions	Commitment from The Mid
Valet Queuing	<ol style="list-style-type: none"> 1. Developer to consider the NAC's suggestion on the reconfiguration of the valet queue location. 2. Developer to present revised plan to the NAC. 	<ul style="list-style-type: none"> • The valet area will be redesigned to position vehicle queuing internal to the site. • Plan presented 6-4-2019.
Retail Intake List	<ol style="list-style-type: none"> 1. Developer to create an opportunity to receive retail tenant suggestions from the public. 2. Developer to designate a certain percentage of the retail space to local and minority owned businesses 	<ul style="list-style-type: none"> • The Mid will designate a minimum of 12,000 SF of the 80,000 SF for local and small businesses. • We will maintain our own list but, but we also request the NAC's assistance in soliciting and compiling retail tenant suggestions. • Detroit resident owned businesses will be given priority.
Concept Design	<ol style="list-style-type: none"> 1. Developer to adhere to the Main Street Overlay when constructing the Woodward Avenue retail. 2. NAC to receive notice when site plan review is submitted to the City 	<ul style="list-style-type: none"> • The MID will adhere to design guidelines required by the city of Detroit Planning & Development Department and the City Planning Commission. • We will notify the NAC with each site plan review submission.
Public Space	<ol style="list-style-type: none"> 1. The public space is to be well lit and have adequate seating. 2. The NAC strongly encourages the developer to build a dog park into their development public space plan as a benefit to neighboring residents, development residents and hotel guests. A "pet relief" area is not sufficient. Again, we strongly encourage the developer to build into their plan a <u>dedicated, lighted and fenced-in area</u> as a dedicated dog park. This will serve as a BENEFIT to the residents of the 	<ul style="list-style-type: none"> • The public space will be well lit and have adequate seating. • The Mid will work with the City of Detroit to create a pet relief area within the public space to the north of the site. This will also address concerns regarding the pedestrian walkway. • We will consider use of historic street names.

	<p>development, hotel guests and neighboring COMMUNITY. The dog park at the corner of Cass and Canfield is an excellent model that demonstrates the positive influence and vitality this kind of space brings to an area.</p> <ol style="list-style-type: none">3. Developer to work with the City and The Plaza to make improvements to the John R pedestrian walk way that are consistent with the green space/public space design of The Mid.4. Developer to consider the use of the historic street names for the pass troughs	<ul style="list-style-type: none">• Our goal is to deliver a project whose design is inspiring and welcoming. We will have outstanding public spaces, including areas for dogs.• We have modified our proposed pet relief area to create dedicated dog park with a lighted and fenced in area. The Mid will work with the City of Detroit to create the dog park within the public space in the northwest quadrant of the site. This will also address concerns regarding the pedestrian walkway. Please see the attached revised site plan for the new location.
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June 25, 2019

Maurice Cox
Director of Planning and Development
City of Detroit
2 Woodward, Suite 808
Detroit, MI 48226

Re: Neighborhood Advisory Council Letter of Support for the Mid Community Benefits Agreement

Mr. Cox:

The Mid Neighborhood Advisory Council (the "NAC") was established on Tuesday, May 7, 2019 for the purpose of participating in the Community Benefits Process, as required by the Detroit Community Benefits Ordinance (the "CBO"). As part of the Community Benefits Process, the NAC met with Emery Matthews (the "developer"), City staff, and members of the public to better understand the proposed Mid Development, hear community concerns, and ultimately provide a list of impacts and concerns to the development team.

The Mid is proposing a 3.8 acre mixed-use development that has been carefully planned to offer diverse programs; including up to 100,000 sf of retail space, a 225-key boutique hotel by an award-winning hospitality brand, hundreds of multi-family residences, affordable housing, co-living housing units, and 60 condos to accommodate Detroit's rapidly growing demand for diverse housing and living types. Within the Tier 1 Development Project (the "Project") will incorporate retail of various selections from boutique neighborhood retailers to a grocer, catering both to the Midtown community as well as the residents and patrons within the development.

The Mid Neighborhood Advisory Council provided and presented the Community Impacts Report to the developer and City of Detroit staff. This document was presented and reviewed with the public and the developer at the CBO Public Meeting #4, held on Thursday, May 23, 2019, from 6:00pm to 7:30pm at The Cathedral Church of St. Paul, 4800 Woodward Avenue. A more detailed revision of the NAC impact report was shared via email with the developer and city staff the following week on Friday May 31, 2019. The responses to the NAC Impact Report was presented by the developer and reviewed with the NAC and the public at the CBO Public Meeting #5, held on Tuesday June 04, 2019.

The NAC is pleased to offer this letter of support to confirm the approval of The Mid Community Benefits Agreement. The NAC welcomes The Mid development to Midtown and looks forward to working with members of the City's administration and the development team to create a stronger community for all.

Sincerely,

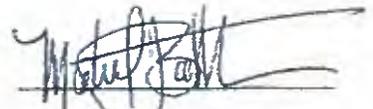
The Mid Neighborhood Advisory Council



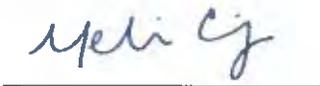
Deidra Anderson



Elliot Broom



Michael Boettcher



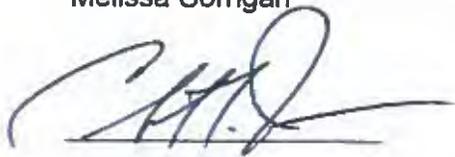
Melissa Corrigan



Mike Essian



James Harrigan



Chris Jackson



Cynthia Redmond



Bernice Smith

Appendix 1.

COMMUNITY BENEFITS ORDINANCE NO. 35-16

**NOTICE OF
ENACTMENT OF ORDINANCE**

To: THE PEOPLE OF DETROIT,
MICHIGAN.

Through an initiative submitted by City Council resolution, the people of the City of Detroit adopted the following ordinance at the November 8, 2016 General Election:

**ORDINANCE NO. 35-16
CHAPTER 14.
COMMUNITY DEVELOPMENT
ARTICLE XII.
COMMUNITY BENEFITS**

IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT THAT:

Section 1. Chapter 14 of the 1984 Detroit City Code, *Community Development*, is amended by adding Article XII, *Community Benefits*, which consists of Sections 14-12-1 through 14-12-5, to read as follows:

**CHAPTER 14.
COMMUNITY DEVELOPMENT
ARTICLE XII.
COMMUNITY BENEFITS**

Sec. 14-12-1. Purpose; Title.

(a) The City is committed to community outreach and engagement that promotes transparency and accountability and ensures development projects in the City of Detroit benefit and promote economic growth and prosperity for all residents.

(b) This article shall be known as the "Detroit Community Benefits Ordinance."

Sec. 14-12-2. Definitions.

Community Benefits Provision means the agreement made by and between the Planning Director and the Developer which specifically addresses the issues raised by the NAC.

Enforcement Committee means a committee led by the City's Corporation Counsel and composed of representatives from the Planning and Development Department, Law Department, Human Rights Department, and other relevant City departments as determined by the Planning Director.

Impact Area means an area determined by the Planning Director that includes all census tracts or census block groups in which the Tier 1 Project is located, and any other areas as determined by the Planning Director.

NAC means the Neighborhood Advisory Council.

Planning Director means the Director of the City of Detroit's Planning and Development Department, or a member of the Planning Director's staff working on behalf of the Planning Director.

Tier 1 Development Project means a development project in the City that is expected to incur the investment of Seventy-five Million Dollars (\$75,000,000) or more during the construction of facilities, or to begin or expand operations or renovate structures, where the developer of the project is negotiating public support for investment in one or both of the following forms:

(1) Any transfer to the developer of City-owned land parcels that have a cumulative market value of One Million Dollars (\$1,000,000) or more (as determined by the City Assessor or independent appraisal), without open bidding and priced below market rates (where allowed by law); or

(2) Provision or approval by the City of tax abatements or other tax breaks that abate more than One Million Dollars (\$1,000,000) of City taxes over the term of the abatement that inure directly to the Developer, but not including Neighborhood Enterprise Zone tax abatements.

Tier 2 Development Project means a development project in the City that does not qualify as a Tier 1 Project and is expected to incur the investment of Three Million Dollars (\$3,000,000) or more, during the construction of facilities, or to begin or expand operations or renovate structures, where the Developer is negotiating public support for investment in one or both of the following forms:

(1) Land transfers that have a cumulative market value of Three Hundred Thousand Dollars (\$300,000) or more (as determined by the City Assessor or independent appraisal), without open bidding and priced below market rates; or

(2) Tax abatements that abate more than Three Hundred Thousand Dollars (\$300,000) of City taxes over the term of the abatement that inure directly to the Developer, but not including Neighborhood Enterprise Zone tax abatements.

Sec. 14-12-3. Tier 1 Projects.

(a) *Community Engagement Process for Public Meeting.*

(1) Prior to submitting to City Council a request for approval of Land transfers or Tax abatements related to a Tier 1 Project, the Planning Director shall hold at least one public meeting in the Impact Area as defined in this Section.

(2) The City Clerk shall forward notice of the public meeting via First Class Mail no less than 10 days before such meeting to all City of Detroit residents within three hundred radial feet of the Tier 1 Project. The notice shall include:

a. The time, date and location of the public meeting;

b. General information about the Tier 1 Project;

c. A description of the Impact Area and the location of the Tier 1 Project;

d. Information related to potential impacts of the Tier 1 Project and possible mitigation strategies; and

(3) In addition to the notice requirement contained in Subsection (2) of this section, the Planning Director shall work with the District Council Member or Members representing the district or districts where the Tier 1 Project is located and at least one At-Large Council Member to ensure that local residents, businesses, and organizations, especially those located in the Impact Area and those expected to be directly impacted by the Tier 1 project are informed of the public meeting.

(4) At the public meeting, the Planning Director will present general information about the Tier 1 Project, discuss ways in which the Tier 1 Project is anticipated to impact the local community, and ways in which the Developer and the Planning Director plan to address or mitigate these impacts.

(5) City Council shall appoint a liaison from the Legislative Policy Division to monitor the community engagement process and provide updates to the City Council.

(6) The Planning Director shall provide notice to the liaison of all upcoming meetings and activities associated with the community engagement process related to the Tier 1 Project.

(b) *Neighborhood Advisory Council.*

(1) The Planning Director will accept nominations to the NAC from any person that resides in the Impact Area.

(2) All residents over the age of 18 that reside in the Impact Area are eligible for nomination.

(3) The NAC shall consist of nine members, selected as follows:

a. Two Members selected by residents of the Impact Area chosen from the resident nominated candidates;

b. Four Members selected by the Planning Director from the resident nominated candidates, with preference given to individuals the Planning Director expects to be directly impacted by the Tier 1 Project;

c. One Member selected by the Council Member in whose district contains the largest portion of the Impact Area from the resident nominated candidates; and

d. One Member selected by the At-Large Council Members from the resident nominated candidates.

(4) If the Planning Director receives less than nine nominations, the Planning Director may seek out additional nominations from individuals that live outside the Impact Area but within the City Council district or districts where the Tier 1 Project is located.

(5) All actions of the NAC may be taken with the consent of a majority of NAC members serving.

(c) *Engagement with Developer.*

(1) In addition to the meeting required in Subsection (a)(1) of this section, the Planning Director shall facilitate at least one meeting between the NAC and the Developer to allow the NAC to learn more details about the project and to provide an opportunity for the NAC to make Developer aware of concerns raised by the NAC.

(2) City Council by a 2/3 vote of members present or the Planning Director may facilitate additional meetings which the Developer, or the Developer's designee, shall participate in as directed.

(3) As part of community engagement the developer, or their designee, shall be required to meet as directed.

(d) *Community Benefits Report.*

(1) The Planning Director shall provide a Community Benefits Report to City Council regarding the Tier 1 Project prior to the request for any approvals related to the Tier 1 Project.

(2) The Community Benefits Report shall contain:

a. A detailed account of how notice was provided to organize the public meeting.

b. A list of the NAC members, and how they were selected.

c. An itemized list of the concerns raised by the NAC.

d. A method for addressing each of the concerns raised by the NAC, or why a particular concern will not be addressed.

(3) The Planning Director, where possible, shall provide a copy of the Community Benefits Report to the NAC prior to submission to City Council.

(4) To ensure an expeditious community engagement process, the Planning Director, where possible, shall submit the initial Community Benefits Report within six weeks from the date the notice is sent of the public meeting.

(5) The Planning Director shall work with City Council to assure that, to the maximum extent possible, all of the approvals required of City Council may be considered simultaneously and subject to one approval vote.

(6) The Planning Director shall work with other City departments to facilitate that Tier 1 Projects receive expedited City-required approvals.

(e) Development Agreement.

(1) All development agreements made between the Developer and the City related to the land transfers or tax abatements associated with a Tier 1 Project shall include the Community Benefits Provision, which shall include:

a. Enforcement mechanisms for failure to adhere to Community Benefits Provision, that may include but are not limited to, clawback of City-provided benefits, revocation of land transfers or land sales, debarment provisions and proportionate penalties and fees; and

b. The procedure for community members to report violations of the Community Benefits Provision to the NAC.

c. The length of time that Annual Compliance Reports as outlined in Subsection (f)(2) of this section, are required to be submitted.

d. Continued community engagement or community meeting requirements.

(2) The Developer shall not be required to enter into a legally binding agreement with any individual or organization other than the City for the express purpose of fulfilling the requirements of this ordinance or other City-mandated community engagement processes.

(3) The Developer may voluntarily enter into any contract or agreement related to the Tier 1 Project that does not pose a conflict of interest with the City.

(f) Enforcement.

(1) An Enforcement Committee shall be established to monitor Tier 1 projects.

a. The Enforcement Committee shall be comprised of, at minimum, the following four individuals:

i. Corporation Counsel for the City of Detroit; or their designee;

ii. a representative from the Planning and Development Department;

iii. a representative from the Law Department;

iv. a representative from the Human Rights Department.

b. In addition to the members of the Enforcement Committee as identified in Subsection (1)a of this section, the Planning Director may require that other departments participate in the Enforcement Committee as needed.

(2) The Enforcement Committee shall provide a biannual compliance report to the City Council and the NAC for the time period identified in the Community Benefits Provision.

(3) The Planning Director shall facilitate at least one meeting per calendar year between the NAC and the Developer to discuss the status of the Tier 1 Project for the time period identified in the Community Benefits Provision.

(4) The NAC shall review any allegations of violations of the Community Benefits Provision provided to it by the community, and may report violations to the Enforcement Committee in writing.

(5) Upon receipt of written notification of allegations of violation from the NAC, the Enforcement Committee shall investigate such allegations and shall present their written findings to the NAC based upon the following:

a. Whether the Developer is in compliance with the Community Benefits Provision; and

b. How the Community Benefits Provision will be enforced or how violations will be mitigated.

(6) The findings of the Enforcement Committee shall be presented to the NAC no later than 21 days from the date the violations were reported to the Enforcement Committee, unless the need for additional time is reported to City Council and the NAC within the original 21 day time frame.

(7) If the NAC disagrees with the findings of the Enforcement Committee or determines that the Enforcement Committee is not diligently pursuing the enforcement or mitigation steps outlined in its findings, the NAC may send notice to the Enforcement Committee, and the Enforcement Committee shall have 14 days from receipt of notice to respond to the concerns outlined.

(8) If the NAC disagrees with the findings of the Enforcement Committee or determines that the Enforcement Committee is not diligently pursuing the enforcement or mitigation steps outlined in its findings, the NAC may send notice to the Enforcement Committee, and the Enforcement Committee shall have 14 days from receipt of notice to respond to the concerns outlined.

(9) If City Council elects to hold a hearing, or based upon the written information submitted, City Council shall determine whether the Enforcement Committee has made reasonable efforts to ensure that the Developer has complied with the Community Benefits Provision.

a. If City Council determines that the Enforcement Committee has made reasonable efforts, City Council shall notify the NAC and the Enforcement Committee of their findings.

b. If City Council finds that the Enforcement Committee has not made reasonable efforts, City Council shall make specific finding to the Enforcement Committee on the steps that need to be taken to comply with the Community Benefits Provision.

i. The Enforcement Committee shall provide City Council and the NAC monthly updates on compliance actions until City Council adopts a resolution declaring that the Developer is in compliance with the Community Benefits Provision or has taken adequate steps to mitigate violations.

ii. City Council may hold additional hearings related to enforcement of the Community Benefits Provision as needed.

Sec. 14-12-4. Tier 2 Projects.

(a) Developers shall:

(1) Partner with the City, and when appropriate, a workforce development agency to promote the hiring, training and employability of Detroit residents consistent with State and Federal Law.

(2) Partner with the Planning Director to address and mitigate negative impact that the Tier 2 Project may have on the community and local residents.

(b) The Developer's commitment as identified in Subsection (a) of this section shall be included in the development agreements related to any land transfers or tax abatements associated with the Tier 2 Project for which the Developer seeks approval.

Section 14-12-5. Exemptions.

The requirements of this ordinance may be waived by resolution of the City Council upon submission by either the Planning Director or the Developer identifying reasons that the requirements of this ordinance are impractical or infeasible and identifying how the Developer will otherwise provide community benefits.

Section 2. All ordinances, or parts of ordinances, that conflict with this ordinance are repealed.

Section 3. This ordinance is declared necessary for the preservation of the public peace, health, safety, and welfare of the People of the City of Detroit.

Section 4. The article added by this ordinance has been enacted as comprehensive local legislation. It is intended to be the sole and exclusive law regarding its subject matter, subject to provisions of state law.

(J.C.C. page):

Passed:

Approved: November 8, 2016

Certified by the Board of

County Canvassers: November 22, 2016

Published: November 29, 2016

Effective: November 29, 2016

JANICE M. WINFREY

Detroit City Clerk

Appendix 2.

**LEGAL MEETING NOTICE
AND
PUBLIC MEETING FLYER**



City of Detroit
 Planning and Development Department
 2 Woodward Avenue, Suite 808
 Detroit, MI 48226

Presorted Standard
 U.S. Postage
PAID
 Permit No. 6067
 Detroit, MI

IMPORTANT NOTICE

YOUR ADDRESS IS LOCATED WITHIN THE DESIGNATED NOTICE AREA
 OF THE 3750 WOODWARD AVENUE DEVELOPMENT PROJECT
 PLEASE OPEN THIS MAILER FOR DETAILS.

LEGAL MEETING NOTICE TO RESIDENTS LIVING WITHIN NOTICE AREA

“THE MID”
3750 WOODWARD DEVELOPMENT
 Community Benefits Public Meeting

Date and Time:

Tuesday
 April 16, 2019
 6:00 PM - 7:30 PM

Location:

The Cathedral Church of St. Paul
 4800 Woodward Ave.
 Detroit, MI 48201

General Project Information

Inspired by Midtown’s music, art, history, and culture, “The Mid” will be a new development in Midtown Detroit. The 3.8 acre mixed-use development has been carefully planned to offer diverse programs; including up to 100,000 sf of retail space, a 225-key boutique hotel by an award-winning hospitality brand, hundreds of multi-family residences, affordable housing, co-living housing units, and 60 condos to accommodate Detroit’s rapidly growing demand for diverse housing and living types in a meaningful way. The Mid’s planned investment exceeds \$250 million, and will create over 1,800 construction jobs and 400+ full-time equivalent positions (FTEs).

The Mid will incorporate retail of various selections from boutique neighborhood retailers to a grocer, catering both to the Midtown community as well as the residents and patrons within the development. Dining experiences will be interwoven with public spaces for community, resident, and visitor engagement and connectivity. The development aims to unite the surrounding community and residents across a range of backgrounds and lifestyles.

Potential Impacts

The NAC will work directly with the developer and establish community benefits, which are included in the final development agreement approved by the Detroit City Council. The City of Detroit is aware of and acknowledges expressed community concerns related to this project in the following areas:

A. Construction

- Noise and dust
- Street closures
- Sidewalk closures
- Construction equipment staging
- Construction hours

B. Vehicular Traffic

- Site connectivity
- Traffic flow
- Vehicular access through site

C. Jobs

- Jobs created
- Access to jobs

**Please read this important notice for information
 about community benefits and other impacts that
 may affect you.**

for more information, visit:
www.detroitmi.gov/cbo



**Community Benefits
Public Meeting
Tuesday
April 16, 2019
6:00 PM - 7:30 PM**

**The Cathedral
Church of St. Paul
4800 Woodward Ave.
Detroit, MI 48201**

With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including language translation and reasonable ADA accommodations. Please contact the Civil Rights, Inclusion and Opportunity Department at 313-224-4950, through the TTY number 711, or email crio@detroitmi.gov to schedule these services.

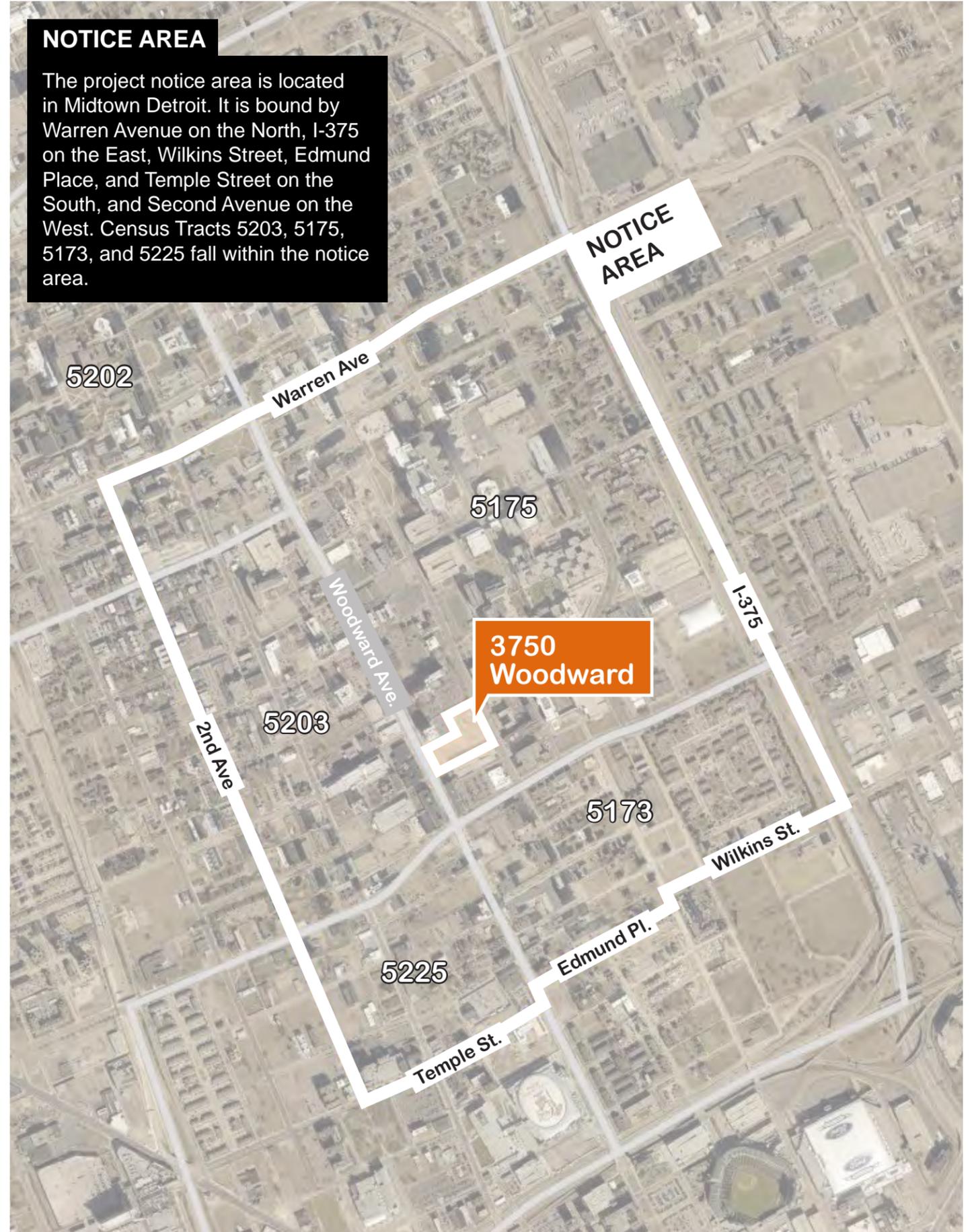
What is a Community Benefits Ordinance?

The Community Benefits Ordinance (ORDINANCE NO. 35-16) is a law that requires developers to proactively engage with the community to identify community benefits and address potential impacts of certain development projects. The ordinance was approved by Detroit voters in 2016.

As per the Community Benefits Ordinance (CBO), a nine (9) member Neighborhood Advisory Council (NAC) will be established for this community benefits process. Any Detroit resident who lives in the Notice Area and is over the age of 18 is eligible to serve on the Neighborhood Advisory Council. The Notice Area (see map on the right) was determined by the Planning & Development Department.

Attend this meeting to learn more about this project and how you can participate in this public process.

for more information, visit:
www.detroitmi.gov/cbo



NOTICE AREA
The project notice area is located in Midtown Detroit. It is bound by Warren Avenue on the North, I-375 on the East, Wilkins Street, Edmund Place, and Temple Street on the South, and Second Avenue on the West. Census Tracts 5203, 5175, 5173, and 5225 fall within the notice area.

Appendix 3.

NAC MEETING SCHEDULE

Appendix 4.

MEETING NOTES

The MID CBO Meeting #1
4/16/2019

- PDD introduced the meeting
- PDD presented introduction to CBO process presentation
 - Publics questions were taken and answered by PDD and Vince Keenan
- Developer presented a brief presentation on the project
 - Developer took and responded to public questions
- PDD presented next steps

The MID CBO Meeting #2
4/23/2019

- PDD introduced the meeting
- PDD presented introduction to CBO process presentation
 - Publics questions were taken and answered by PDD and Vince Keenan
- NAC selection process began
 - Interested residents publicly presented their argument for being part of the NAC
 - Residents voted on the nominees that were present
 - Votes were collected and tallied by council staff, Vince Keenan, Mayor's office staff, and PDD staff
- While votes were being tallied developer presented a brief presentation on the project
 - Developer took and responded to public questions
- Resident selected NAC members were announced
 - Bernice Smith
 - Elliot Broom
- PDD presented next steps

The MID CBO Meeting #3
5/7/2019

Deidra Anderson – Arrived 45 minutes late
Chris Jackson and Cynthia Redmond – Absent

- PDD introduced the meeting
- DEGC presented benefits and incentives package presentation
 - Nevan presented on CRE and NEZ incentives
 - Jennifer presented on Brownfield TIF
- PDD highlighted schedule change for Meeting 4 May 21 to May 23
 - NAC in agreement of meeting change
- Questions from the NAC on Incentives presentation were answered by DEGC
- Developer presents on the project
 - Questions from the NAC on the project were answered by development team.

- Meeting was opened to public comment
- PDD presented Next Steps and closed the meeting

The MID CBO Meeting #4

5/23/2019

Cynthia Redmond-absent

- NAC Identified impacts
 - How to handle dust and dirt?
 - 2 contractors focusing on it. Brownfield plan in place. BSEED focusing on it. They will present how to deal with it
 - Adjacent properties worried about pest stir up
 - Same response as dust
 - Lighting and how it affects plaza and alley. Security? How are residents protected?
 - Same response as dust
 - What are the work hours going to be?
 - Absolutely no extended stay. City won't allow it. Hours will ebb and flow but within 7am-7pm. Can't afford city ordinance
 - Want sidewalk to remain open hopefully, minus a few days
 - Tight urban design (building to lot line). Need construction space and can't create second walkway in Woodward b/c q line. Parking lane? Troy says lane is needed for truck staging for construction site during operations. Maybe on John R side instead? "Most difficult worry to address"
 - Traffic changes (adding lanes on John R or Woodward?)
 - Window cleaning for adjacent buildings (Plaza, Ellington, Whole Foods)
 - Will start to think about. Negotiations with owners of adjacent properties
 - Valet queue
 - Don't want to block traffic during events. Thinking of shifting lobby of hotel to east side of building. 65 ft. further east, valet would be internal. Hotel would still be on Northside, turning off Woodward, entrance would be same
 - Commercial vendor intake list, market driven but also community suggestions? How to get businesses in contact w/ developer
 - Already being addressed
 - Want dog park (others are overpopulated and there will be more residents). Market is demanding Dog Park. If there's green space, dogs will be there anyway
 - Private dog parks will clean up after your dog. Who would clean up community Dog Park?
 - Street facing retail design. How will each vendor fit into the space and in with the city? "A Best Buy won't add to the city"

Appendix 5.

SLIDES

COMMUNITY BENEFIT PUBLIC MEETING #3

PRESENTATION

PROJECT OVERVIEW



THE MID

Community

Benefits

Ordinance

Public Meeting 3

May 7, 2019

Agenda

- **Introduction of the Neighborhood Advisory Council (NAC) + Expectations**
- **Overview of Economic Benefit of this Project from the DEGC**
- **Questions from the NAC**
- **The Mid Development Project Presentation + Developer & NAC Discussion**
- **Public Comment**

The Mid NAC Members

- 1. Deidra Anderson**
- 2. Elliot Broom**
- 3. Michael Boettcher**
- 4. Melissa Corrigan**
- 5. Mike Essian**
- 6. James Harrigan**
- 7. Chris Jackson**
- 8. Cynthia Redmond**
- 9. Bernice Smith**

Schedule

The Mid (3750 Woodward) CBO SCHEDULE											
Meetings	April			May				June			
	WK 2	WK 3	WK 4	WK 1	WK 2	WK 3	WK 4	WK 1	WK 2	WK 3	WK 4
Deadline: Mail-by Date	3-Apr										
Meeting 1 - Introduction to CBO	16-Apr										
Meeting 2 - NAC Selection (<i>2 members selected by the public</i>)		23-Apr									
Bye Week - City Selection Week			No Mtg								
Meeting 3 - Developer Project Presentation to NAC				7-May							
Bye Week - NAC Prepares Project Impacts & Community Benefits					No Mtg						
Meeting 4 - NAC Presents Project Impacts & Community Benefits						21-May					
Bye Week - Developer Prepares Responses for NAC							No Mtg				
Meeting 5 - Developer Presents Responses to Community Benefits								4-Jun			
Bye Week - NAC Prepares Letter of Consensus by June 11									No Mtg		
Meeting 6 - TBD											18-Jun

*Please note that this schedule might change. Updates will be provided to any changes as we progress.

THE MID Incentives Overview

May 7, 2019



DEGC

Detroit Economic
Growth Corporation





Property Tax Abatements

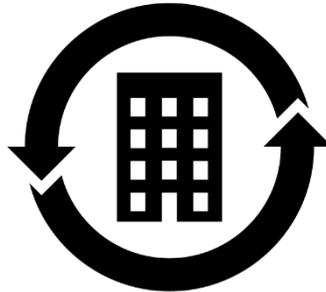
General Eligibility Criteria



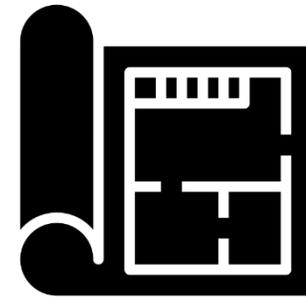
State Law allows developers the future increase in taxes for a certain period of time



Business Expansion



Rehabilitation of Blighted or Obsolete Building



New construction of commercial property on vacant land.



Eligibility for Incentives

“But-For” Analysis

- Investment would not have occurred in Detroit without local commitments

Economic Benefits

- Create and/or retain jobs for Detroiters
- Represent an industry targeted by the City for job growth
- Brings other sources of investment (state or federal grants and loans)

Fiscal Benefits

- **Provides increase in tax revenues and a net gain over the incentive period**
- **Does not reduce existing taxes for any local jurisdiction**

Strategic Benefits

- Project is consistent with the city’s plans, corridor strategies, or strategic initiatives, including:
 1. Increased employment for Detroiters or blight elimination
 2. Local hiring and training programs for Detroit residents
 3. Local opportunities for Detroit-based businesses



DEGC Evaluation of The Mid



Activation of Vacant Land w/ Public Amenities

Site has been vacant since September 2014



Job Attraction – 503 Direct Jobs

Full-time employees to work in property management and retail

1,800 construction jobs with Local Hire commitments



“But For” Test

High construction and site remediation costs

Underwriting demonstrated economic need

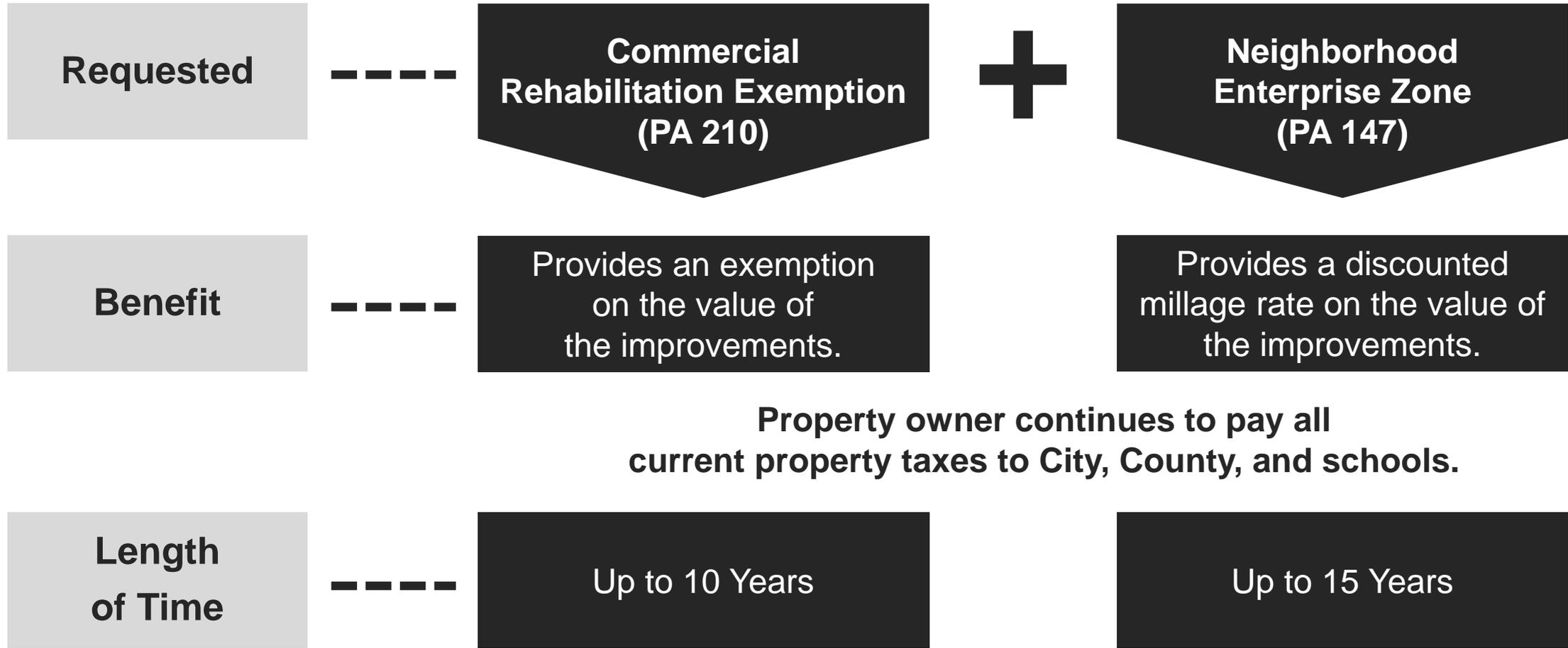


Net Benefit

\$52M in net fiscal benefit to the City over 30 years



The Mid Tax Abatements





Summary of Tax Abatements

Requested Abatements	Estimated Abated Taxes		Time Period
	Detroit	All Jurisdictions	
CRE (PA 210)	\$12M	\$24M	10 Yrs
NEZ (PA 147)	\$1.5M	\$3M	15 Yrs
TOTAL	\$13.5M	\$27M	

**NET FISCAL
BENEFIT TO
THE CITY**

\$52M

**30 Year
Analysis**



City of Detroit

Net Benefit Breakdown*

Revenues	
Property Taxes.....	\$48M
Income Taxes.....	\$27M
Utilities.....	\$5.5M
State Shared Sales Tax.....	\$9.5M
Permits, Fees, Misc.....	\$14M
Total Revenues	\$104M

Costs	
Services (Fire, Police, Etc.).....	\$16M
Utilities	\$3M
Tax Abatement.....	\$13.5M
Brownfield TIF.....	\$20M
Total Costs	\$52M

* DEGC Estimates



Brownfield Act



In 1996,
Act 381 of the State of
Michigan allowed a
**“Qualified Local
Governmental Unit”** to
establish a Brownfield
Redevelopment Authority
(BRA)



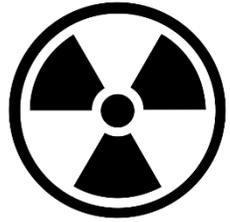
Detroit is a
Qualified Local
Governmental Unit



In 1998
The Detroit Brownfield
Redevelopment
Authority (DBRA) was
established

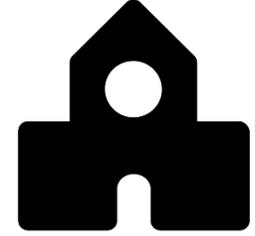


Eligibility for Brownfield



Facility

A property formally recognized as contaminated per the Natural Resources & Environmental Protection Act (NREPA), Michigan PA 451 of 1994



Historic Resource

A property located in a City, State and/or Federal Historic District



Functionally Obsolete / Blighted

Must also be accompanied by written confirmation from City Assessor

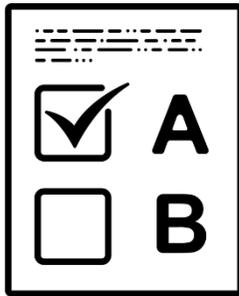
Public nuisance, utilities removed/destroyed, tax reverted, buried subsurface demolition material



Adjacency

Parcels directly adjacent to an eligible property

Eligible Environmental Brownfield Costs



**Environmental
Testing & Reporting**



**Environmental
Insurance**



**Removal &
Remediation of
Contamination**

Eligible Non- Environmental Brownfield Costs

- **Demolition** – interior, exterior & site
- **Lead, asbestos and mold abatement**
- **Infrastructure improvements in public right of way**
bike paths, curb & gutter, landscaping, lighting, parks, roads, public rail lines, marinas, sidewalks, sanitary main, signage, storm sewer, water main
- **Site preparation**
 - Staking for eligible costs
 - Clearing & grubbing
 - Temporary construction access & roads
 - Temporary traffic control
 - Temporary erosion control
 - Temporary site control – fencing, lighting & signs

Timeline

Community Benefits Process (In process & ongoing)

City Council Planning and Economic Development Meeting

- Public Hearings for NEZ/PA 210/Brownfield: **Thursday June 20, 2019**
- **District on June 20, 2019**
- Certificate date TBD

DBRA Board Meeting: **May 8th**

DBRA Public Hearing: **Week of May 13th**

Michigan Strategic Fund Hearing for Brownfield: **July 23, 2019**

Q + A

THE MID

3750 WOODWARD AVENUE
MARCH 2019



DESIGN FOR
ACTIVATION



INTRODUCE
MULTI-SEASONAL
PUBLIC SPACE



ENRICH EXISTING
NEIGHBORHOODS



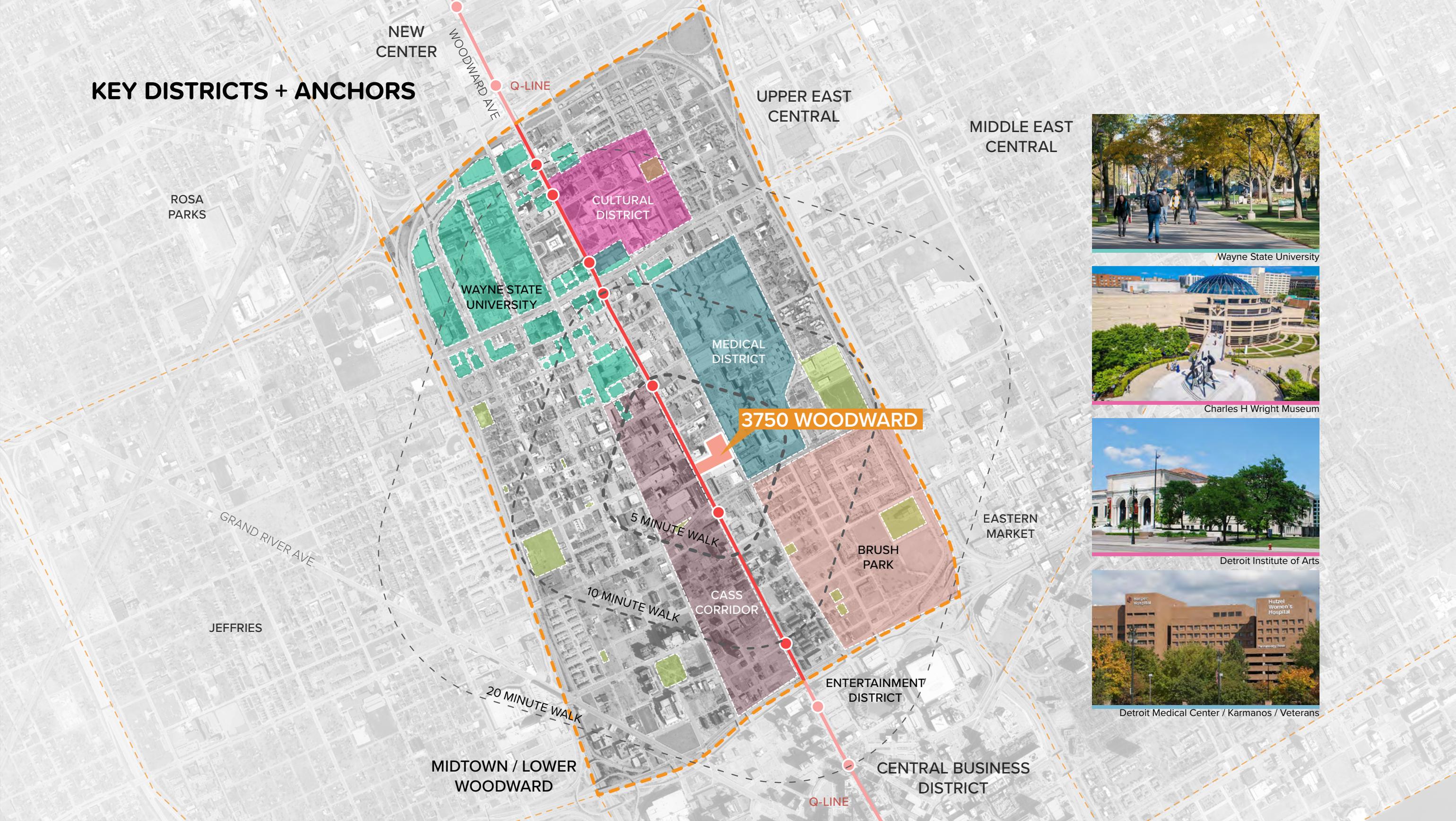
STRENGTHEN
MIDTOWN RETAIL
ENVIRONMENT



LINK URBAN
ECOSYSTEMS



KEY DISTRICTS + ANCHORS



Wayne State University



Charles H Wright Museum

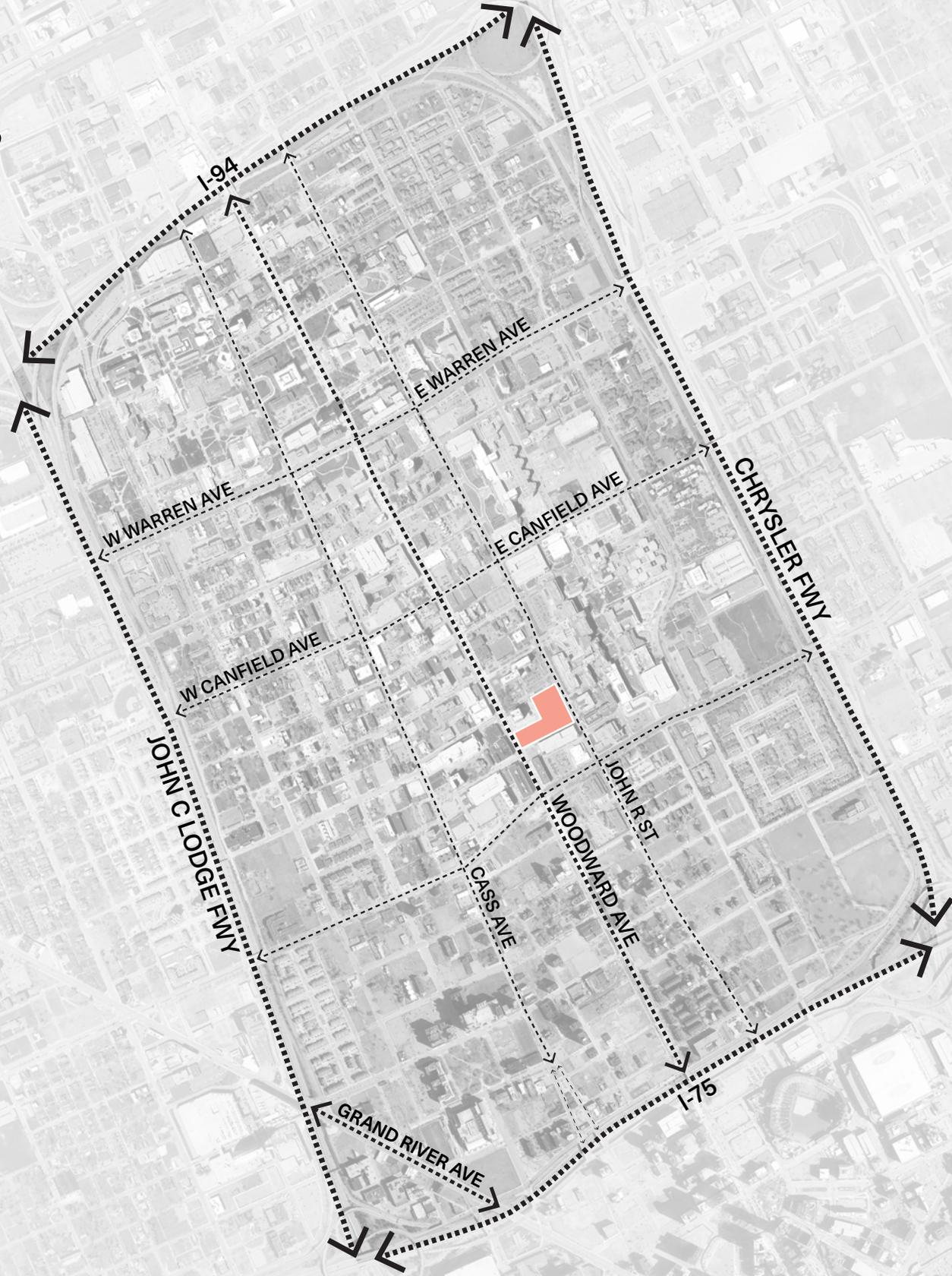


Detroit Institute of Arts

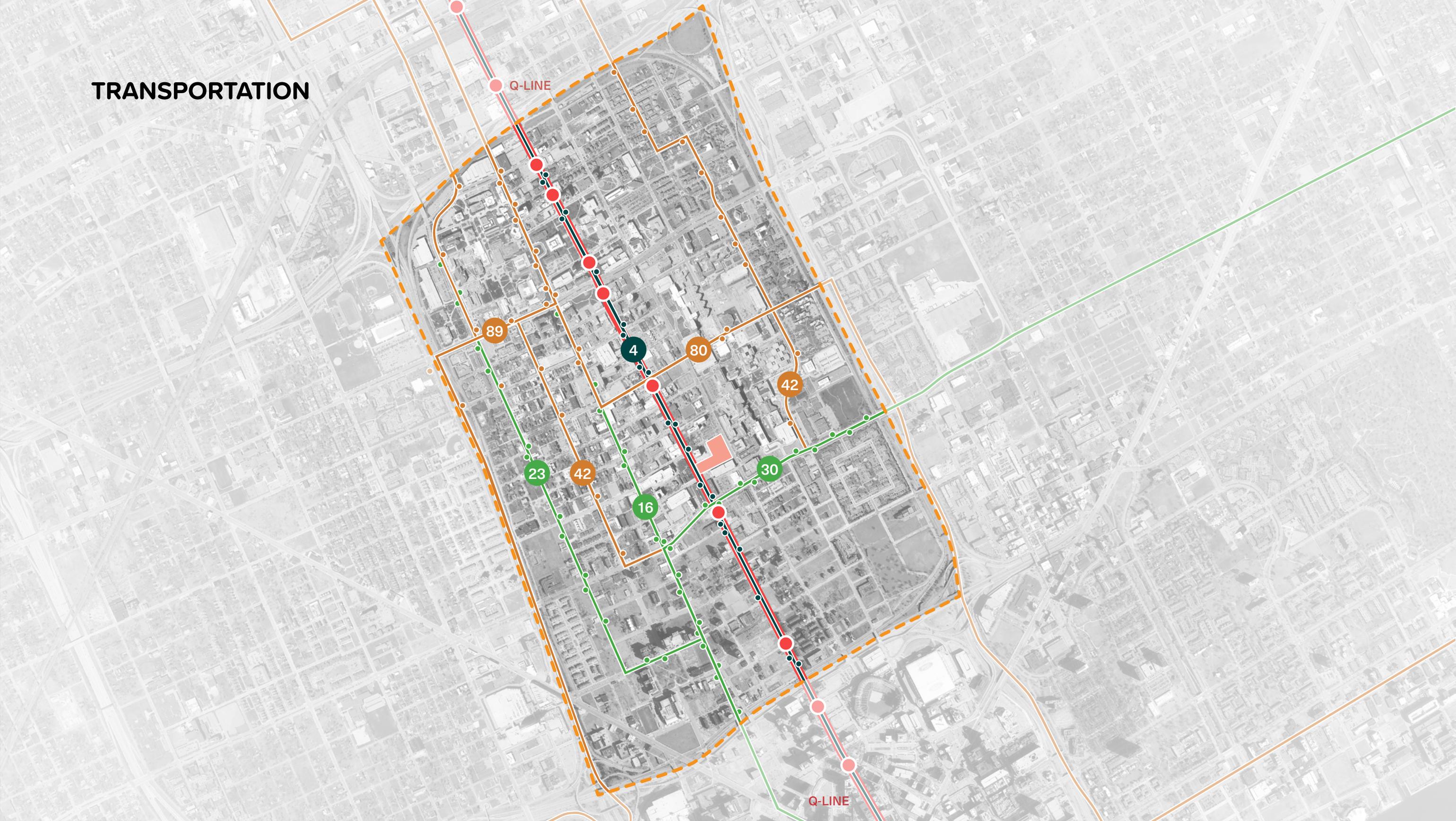


Detroit Medical Center / Karmanos / Veterans

TRAFFIC + BOUNDARIES



TRANSPORTATION

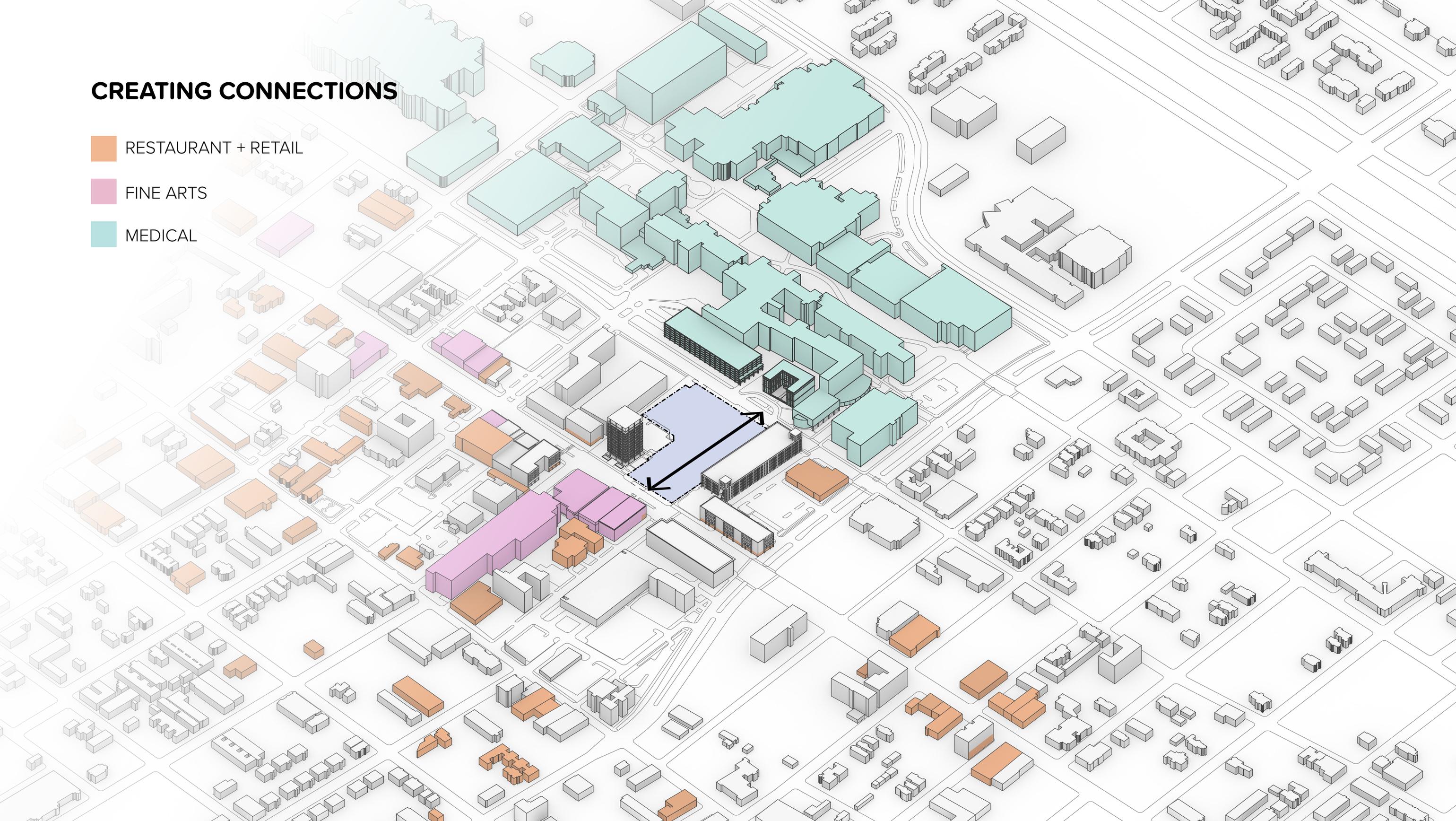


CREATING CONNECTIONS

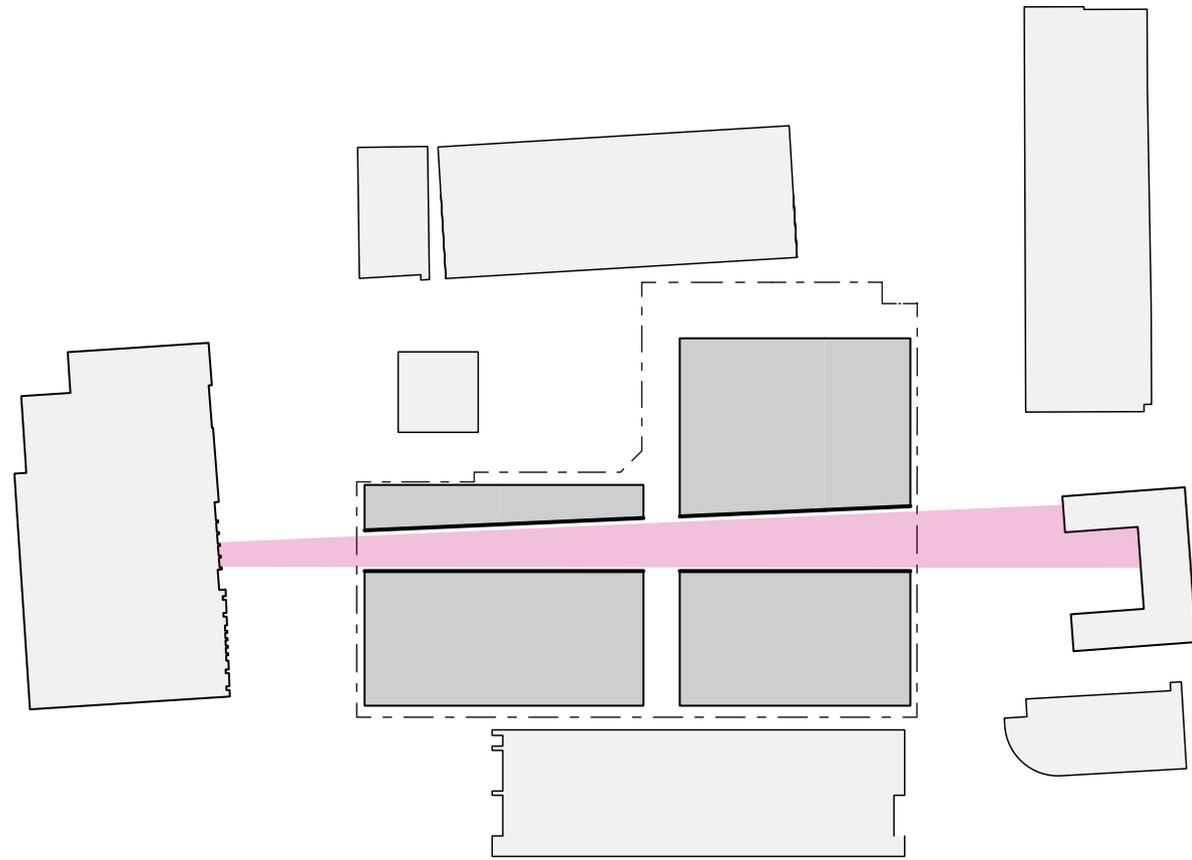
RESTAURANT + RETAIL

FINE ARTS

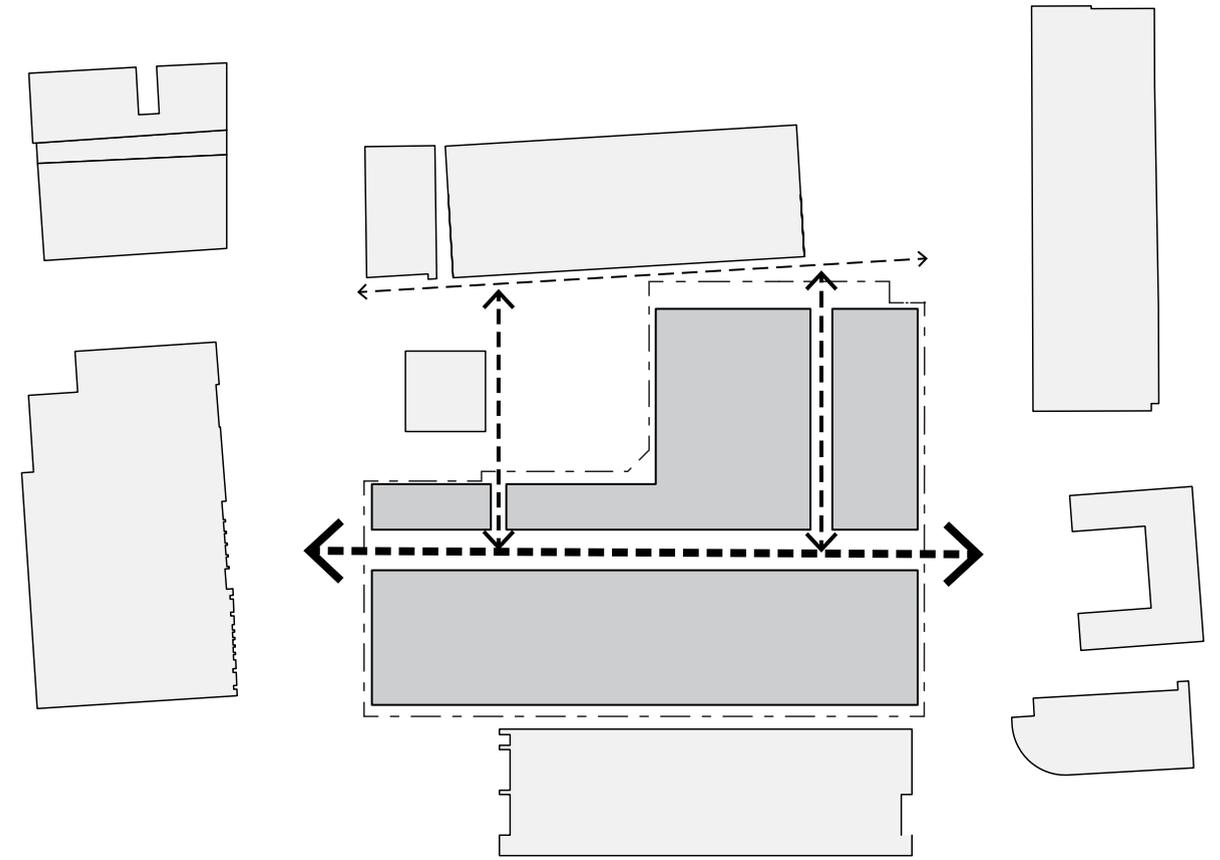
MEDICAL



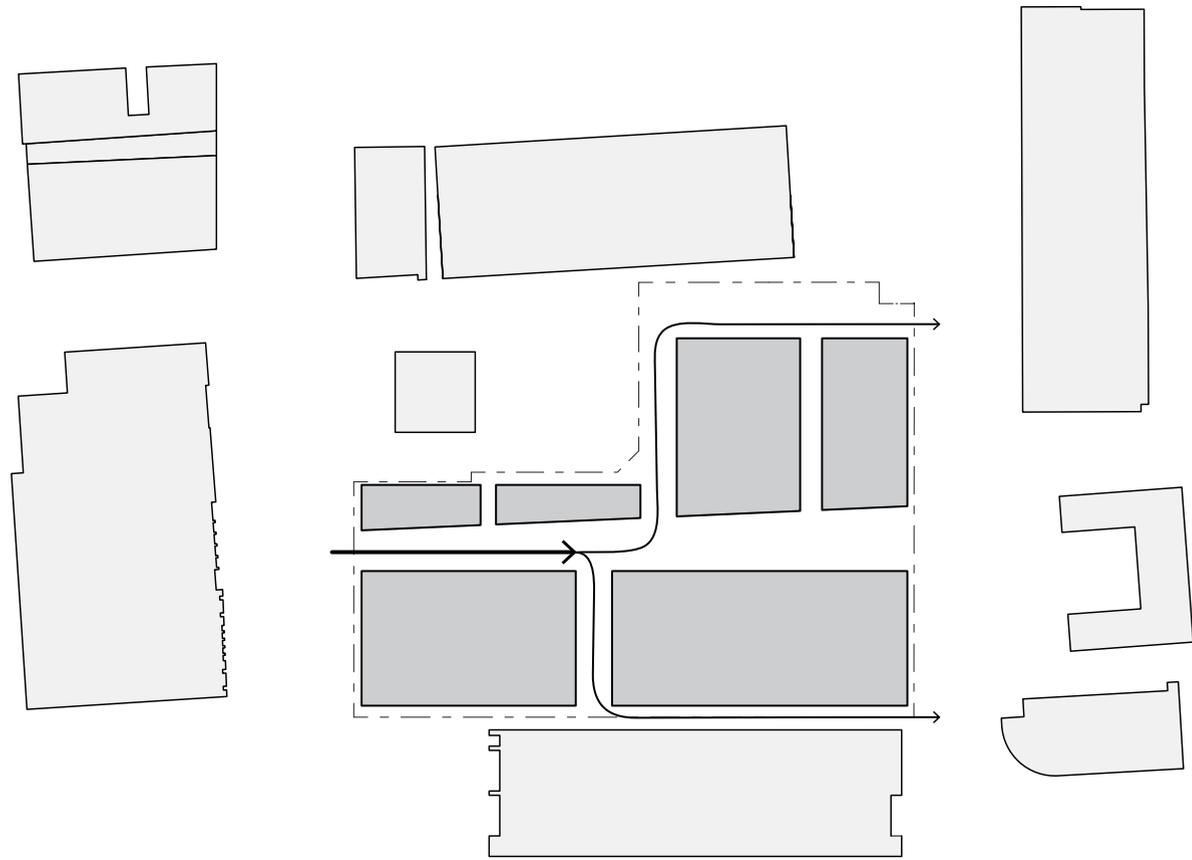
SITE DEVELOPMENT



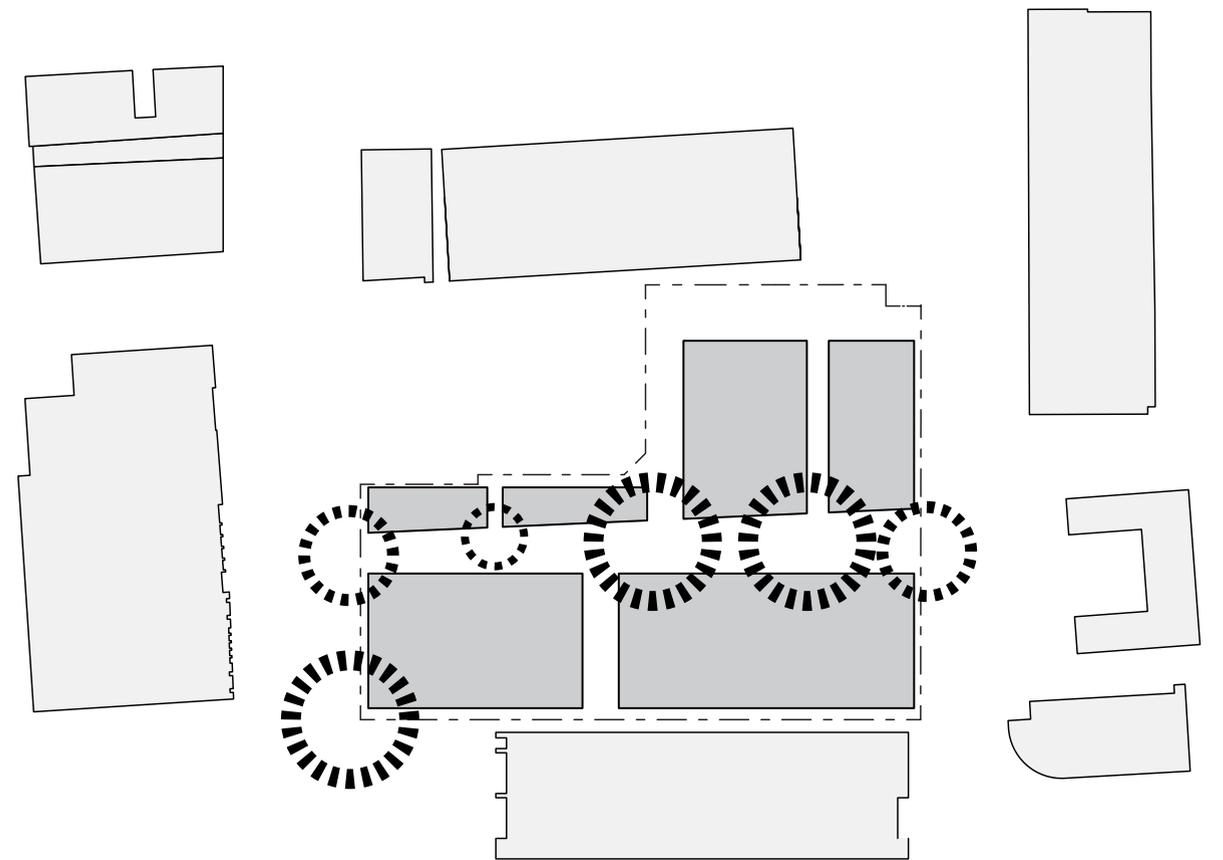
CREATE CONNECTIONS



ACTIVATE FOR PEDESTRIANS



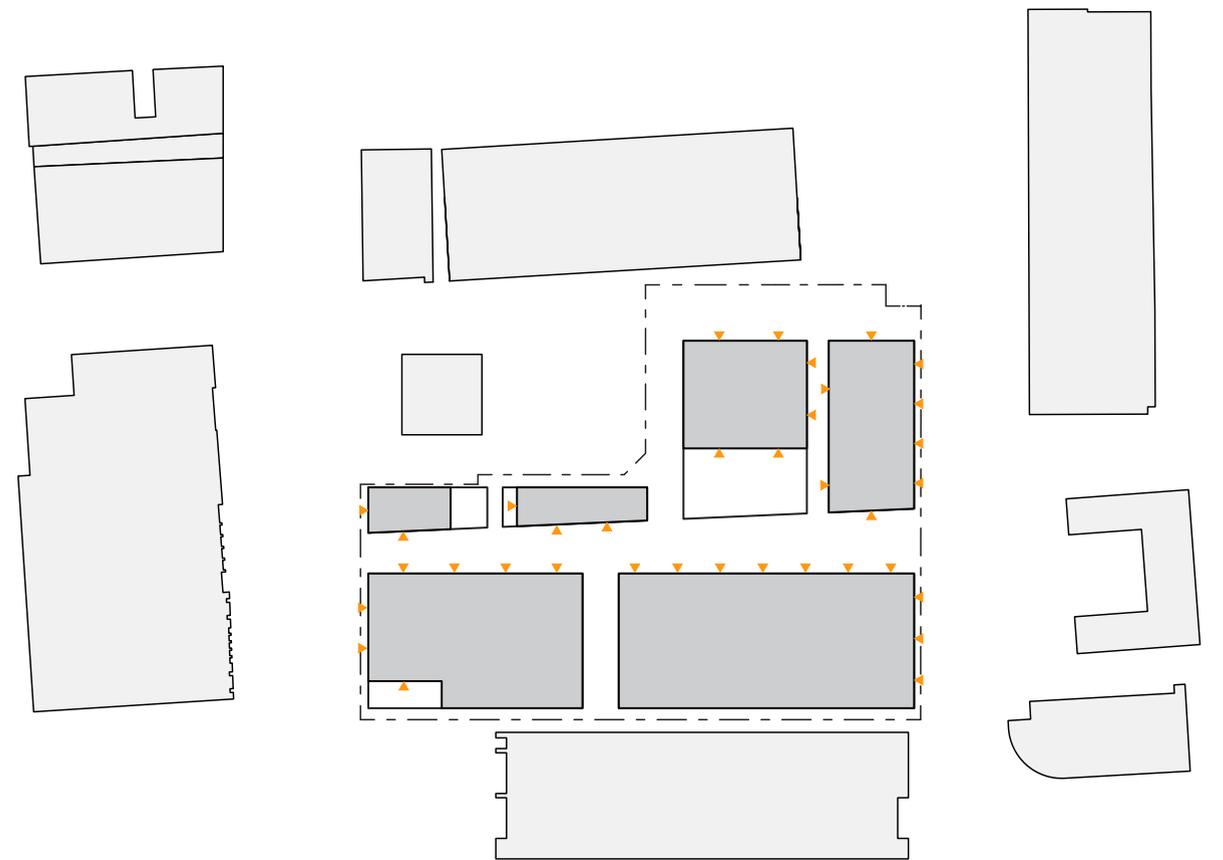
VEHICULAR CIRCULATION



INTERSECTIONS

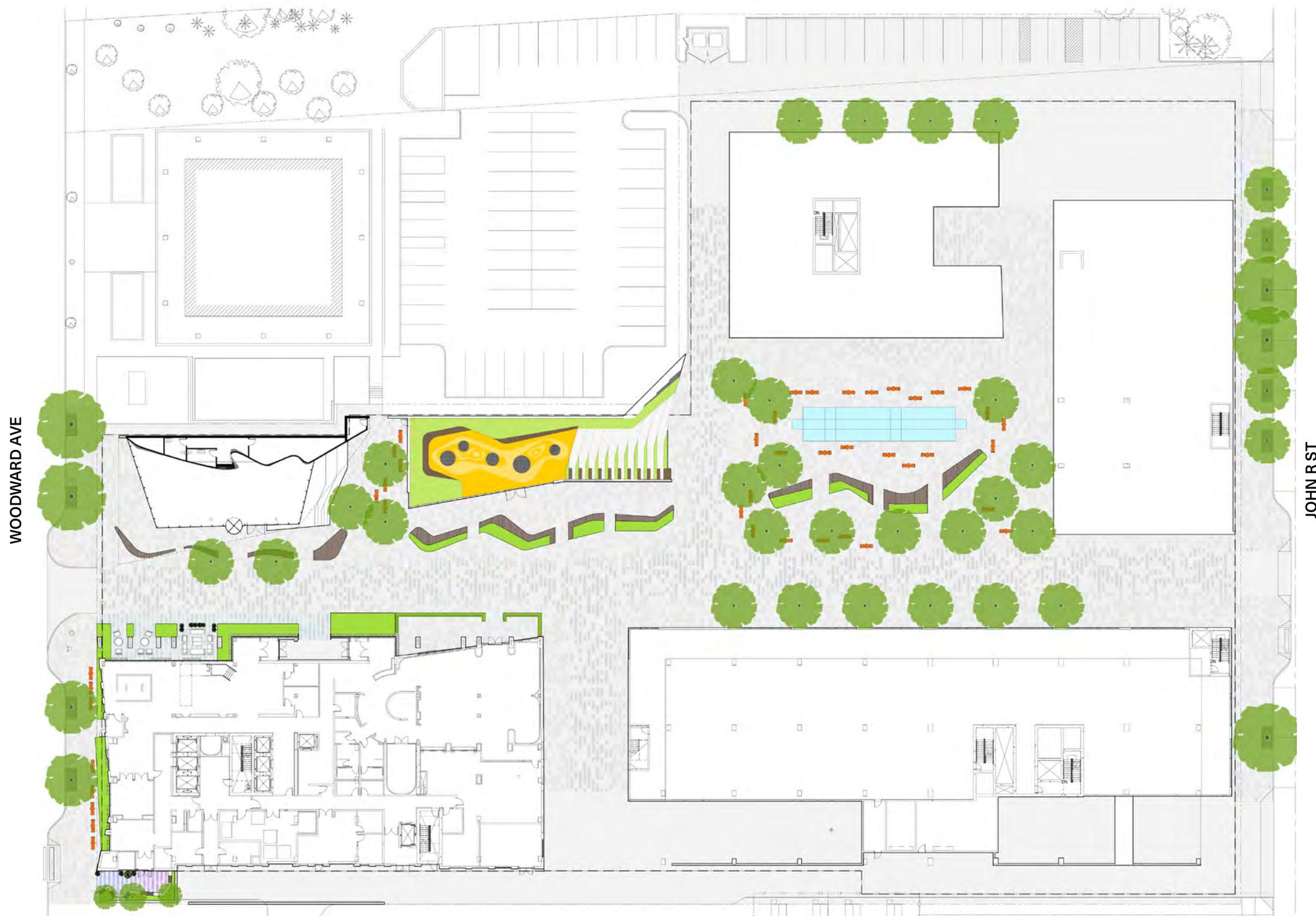


PUBLIC SPACES



ENTRY LOCATIONS

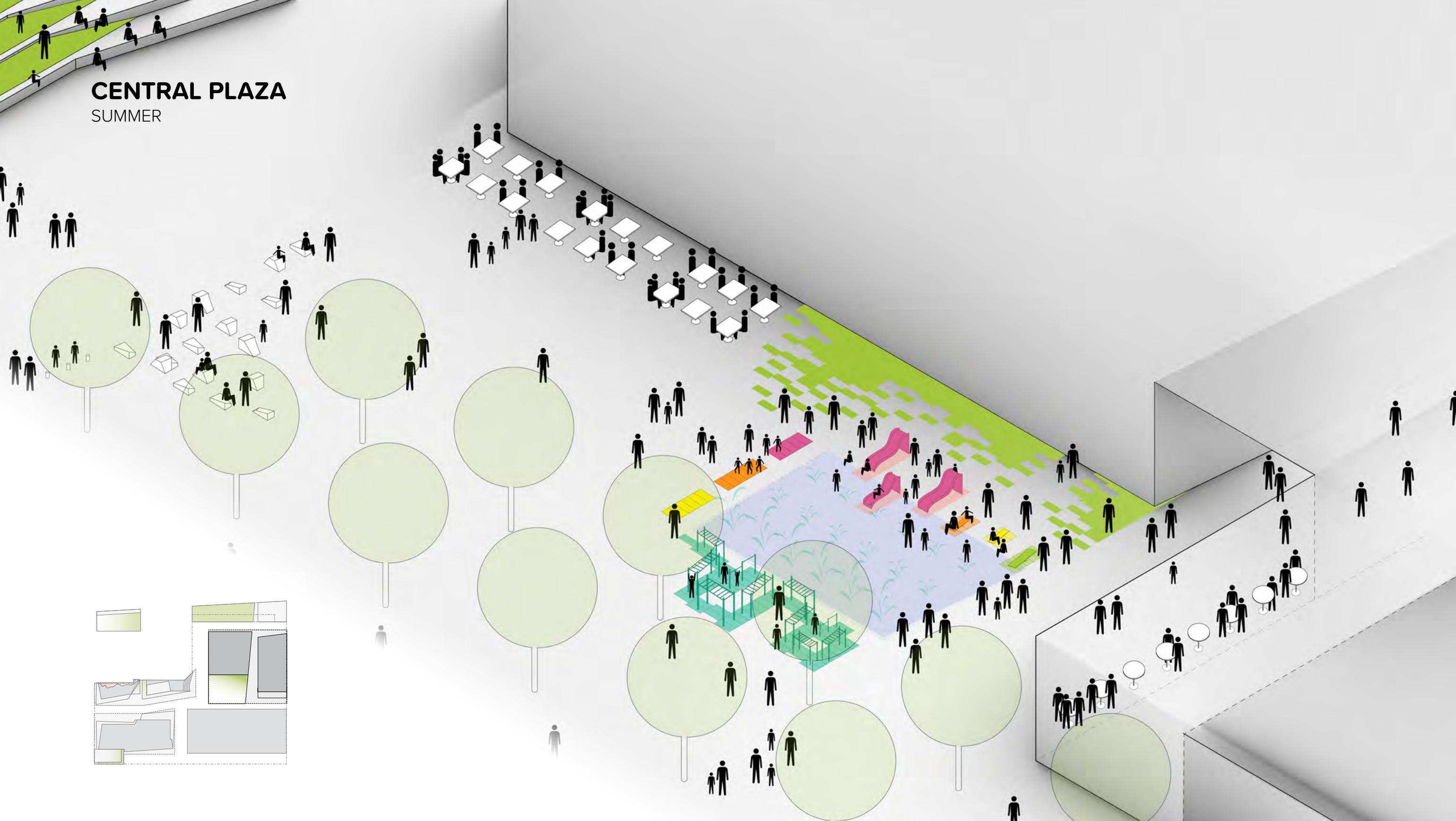
site plan





CENTRAL PLAZA

SUMMER





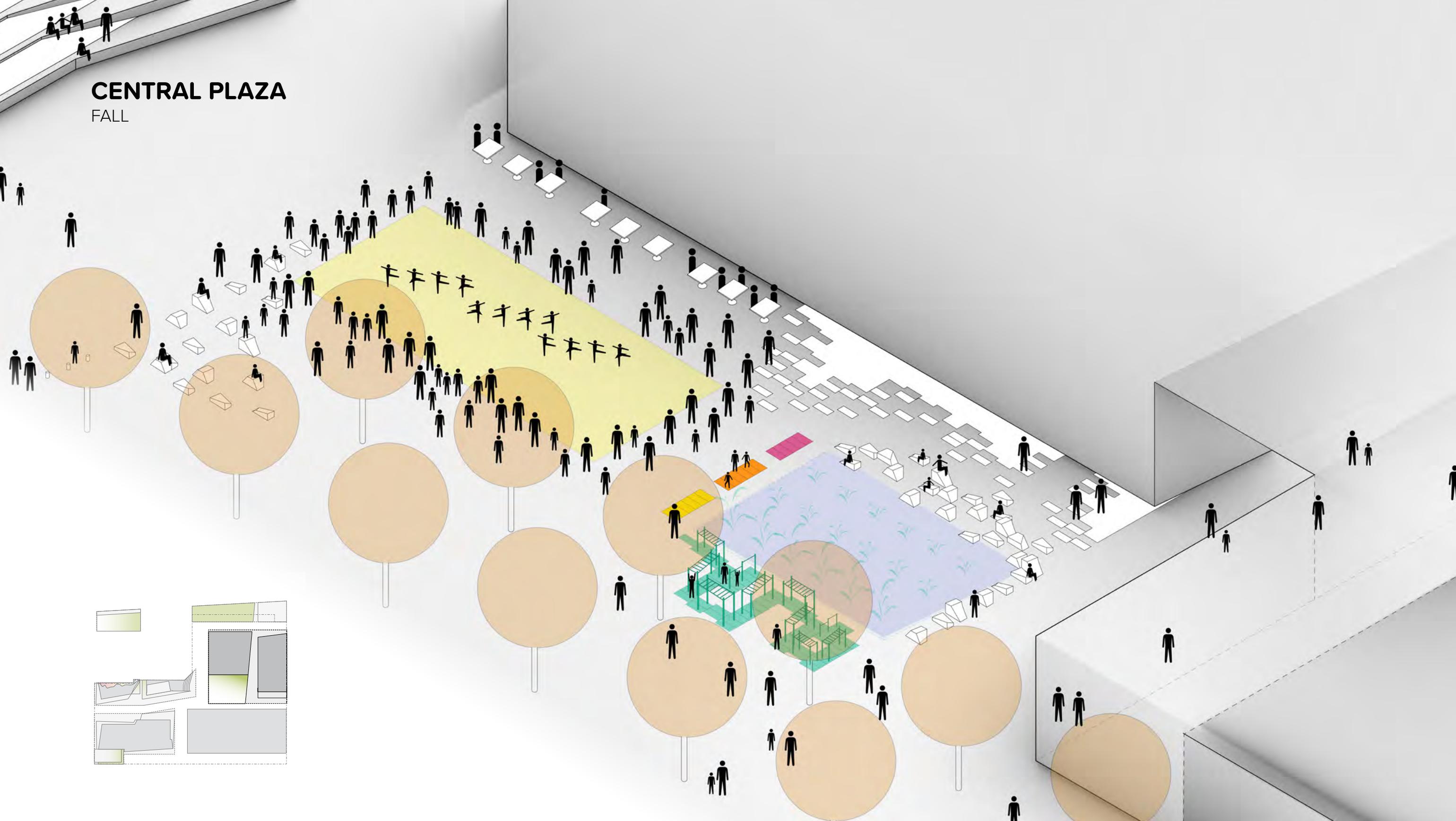
MERCADO

THE LOFT

THE TABLE

CENTRAL PLAZA

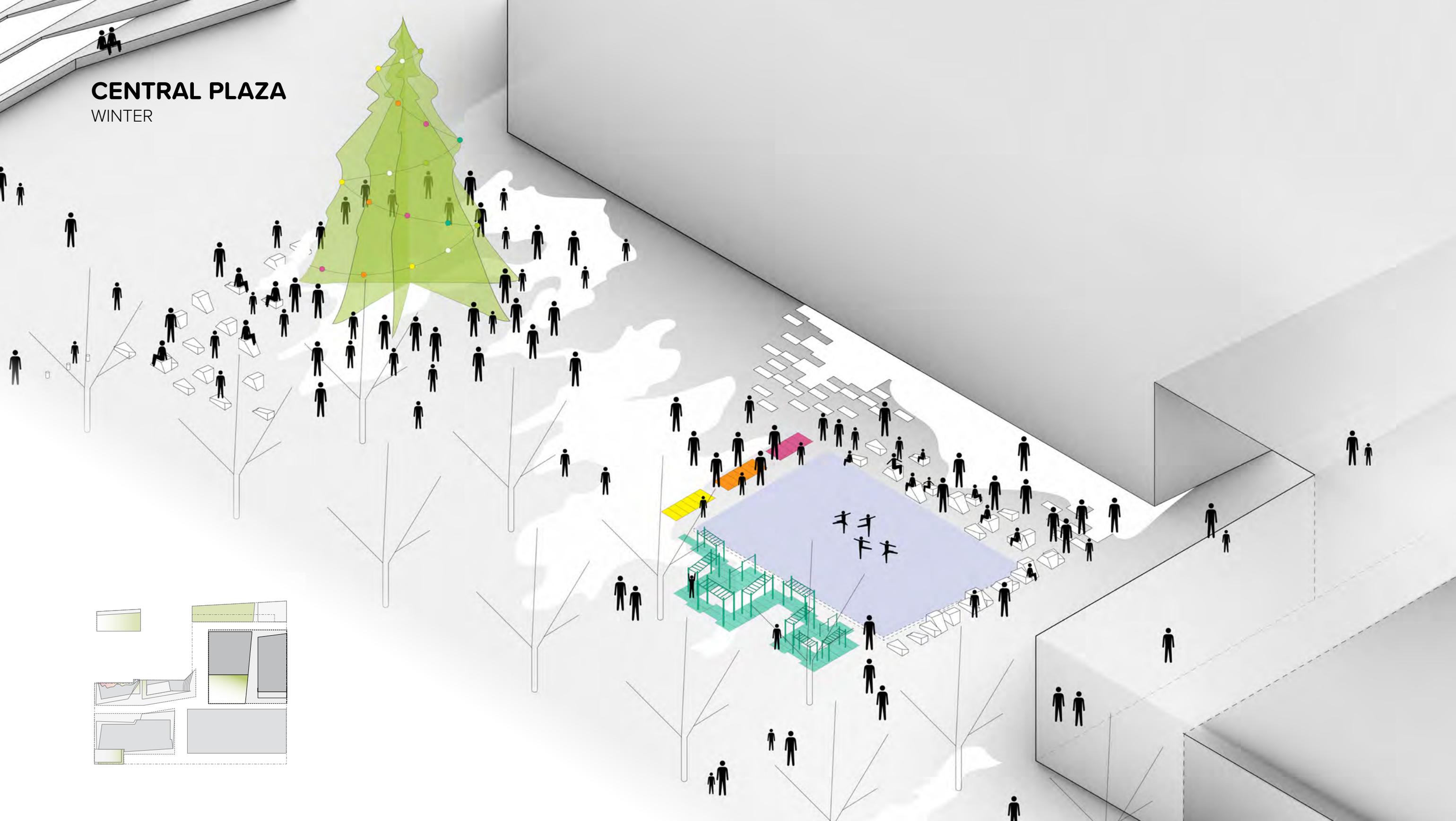
FALL





CENTRAL PLAZA

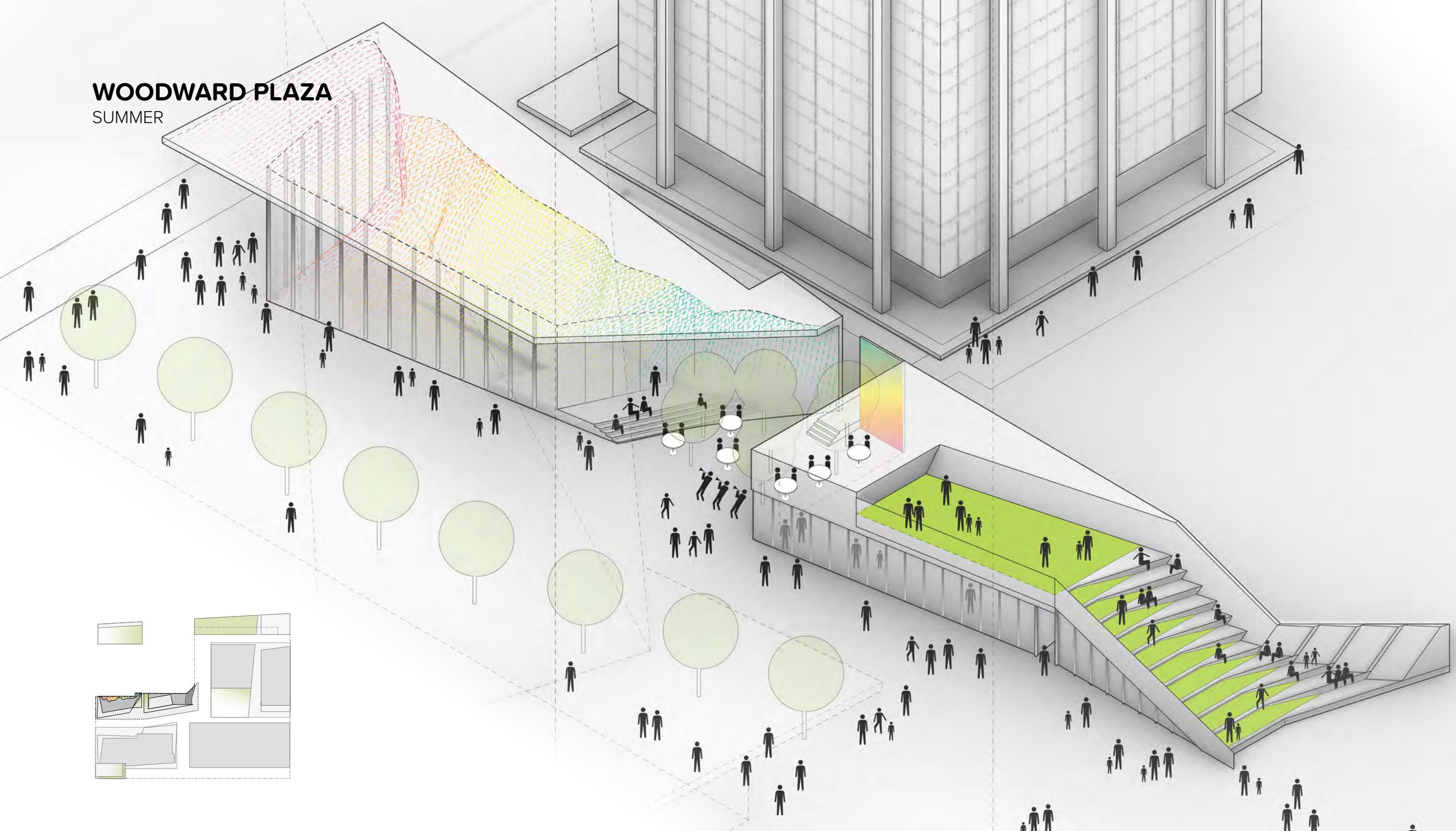
WINTER





WOODWARD PLAZA

SUMMER





PROGRAMMING

-  HOTEL + CONDOMINIUMS
-  CO-LIVING HOUSING
-  MULTI-FAMILY HOUSING
-  PARKING
-  RETAIL

Luxury Boutique Hotel

- 16 Levels
- 228 keys

Luxury Condominiums

- 9 levels
- 60 units

Co-Living Housing

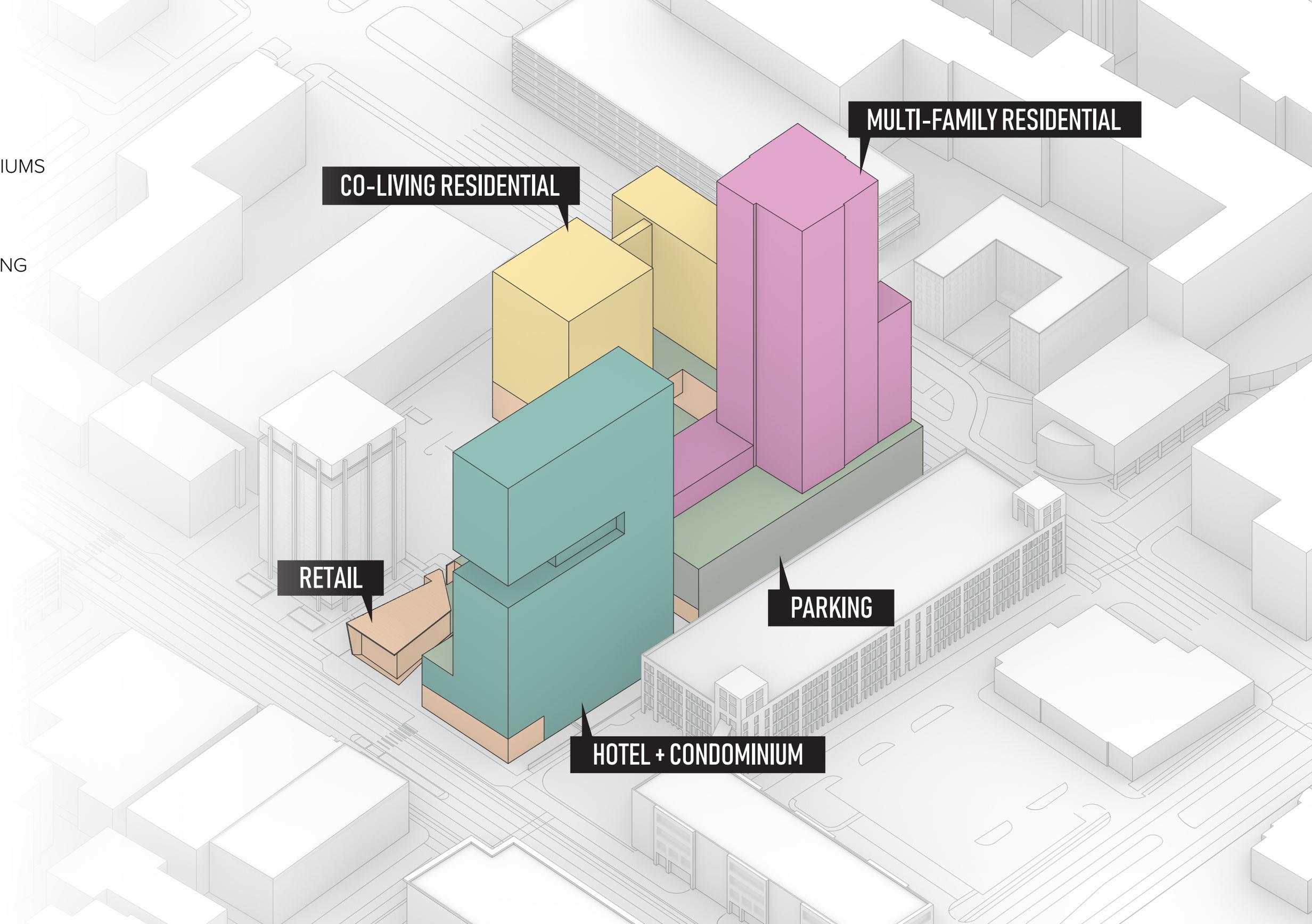
- 10 levels
- 500 - 550 beds

Multi-Family Housing

- 29 Levels
- 313 units

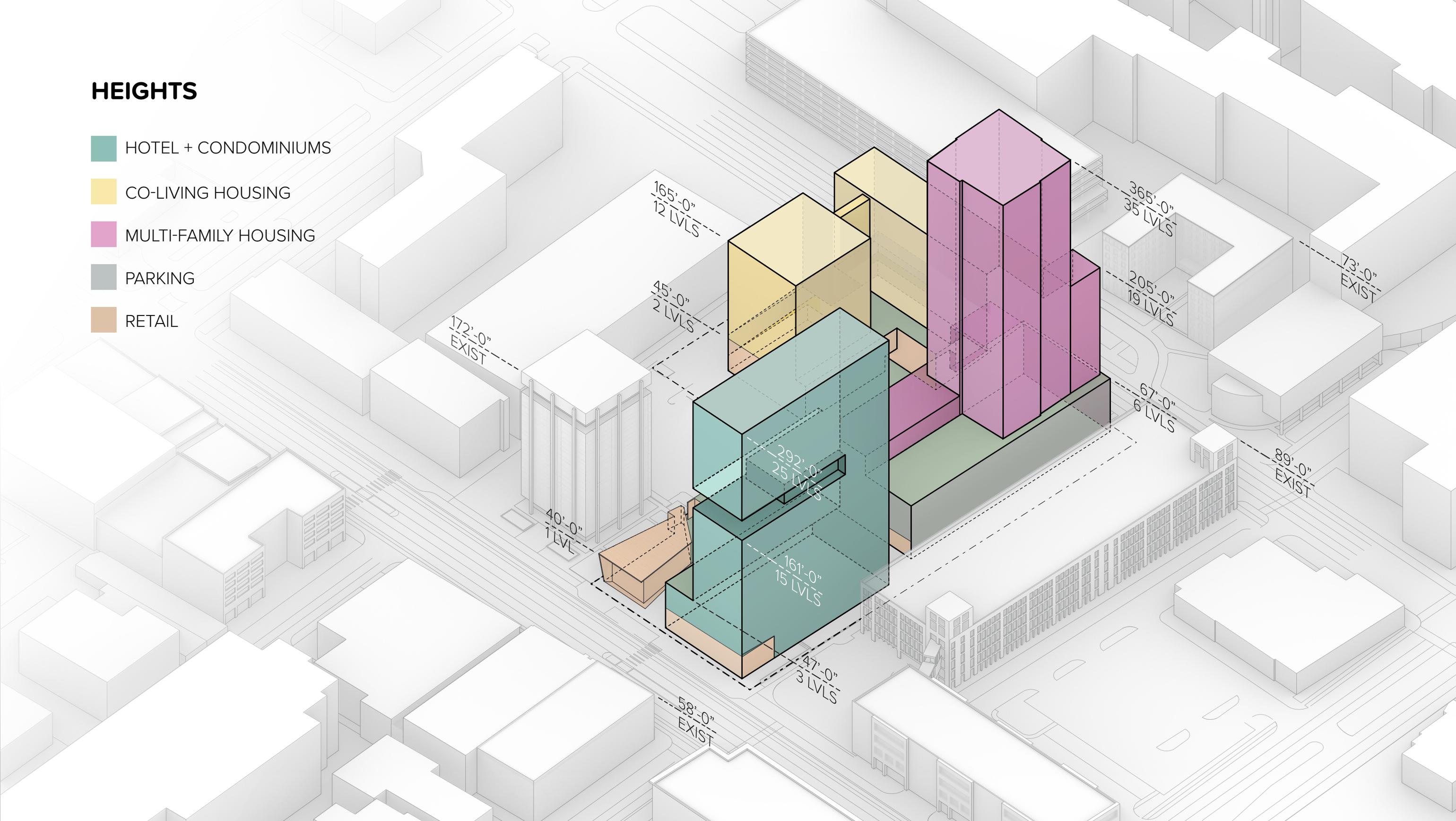
Parking

- 767 spaces



HEIGHTS

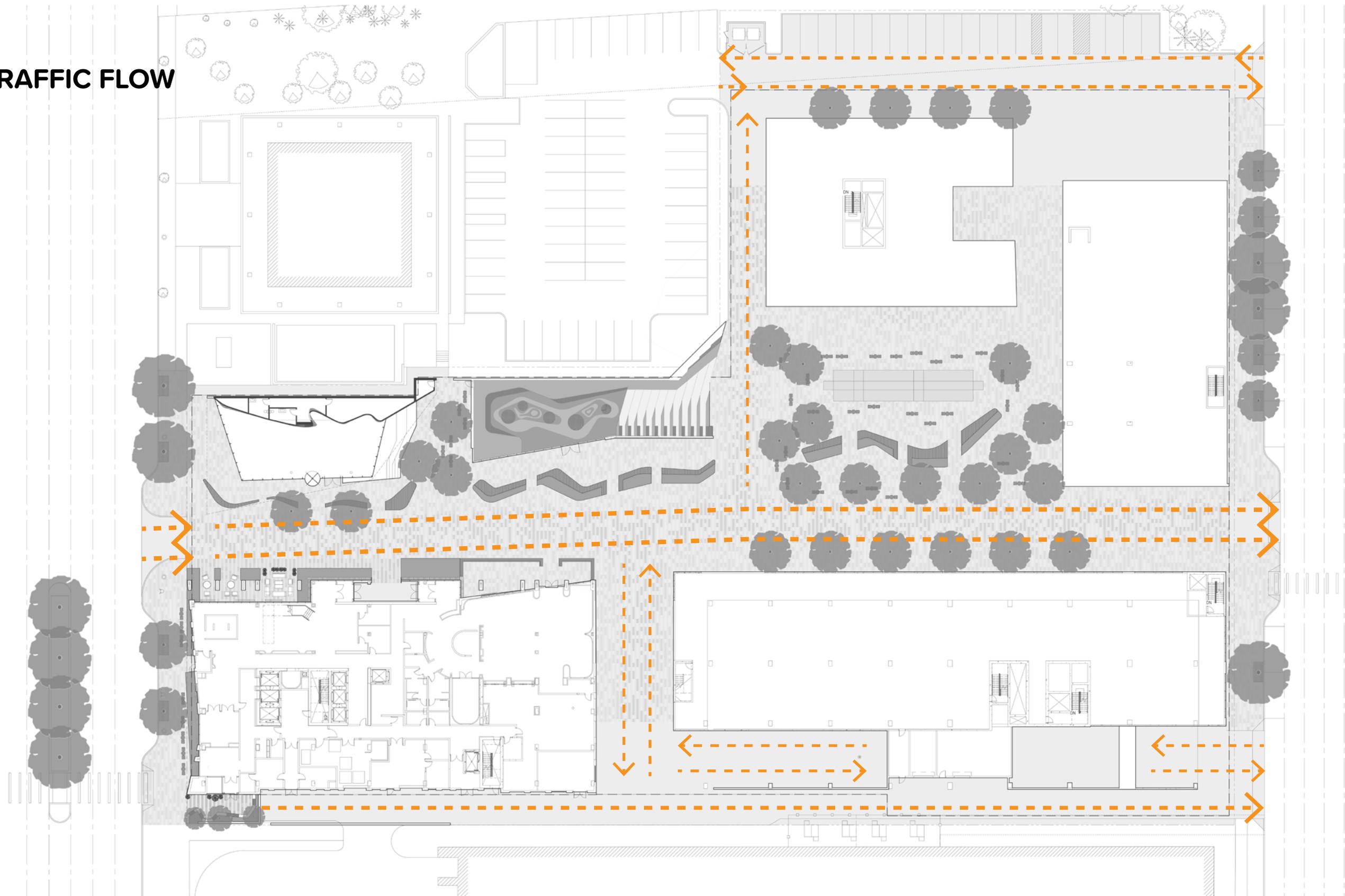
- HOTEL + CONDOMINIUMS
- CO-LIVING HOUSING
- MULTI-FAMILY HOUSING
- PARKING
- RETAIL







TRAFFIC FLOW

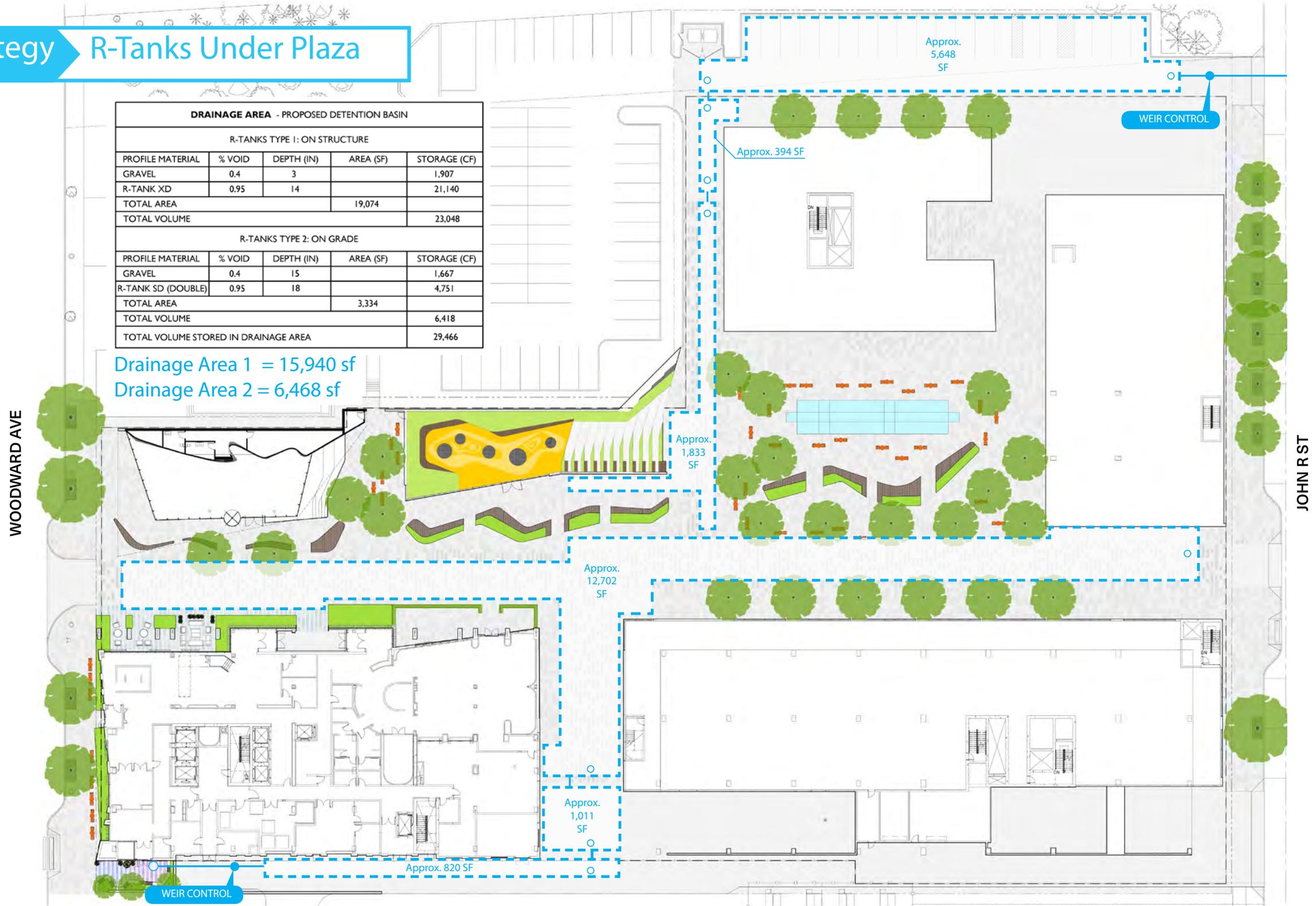


Detention Strategy

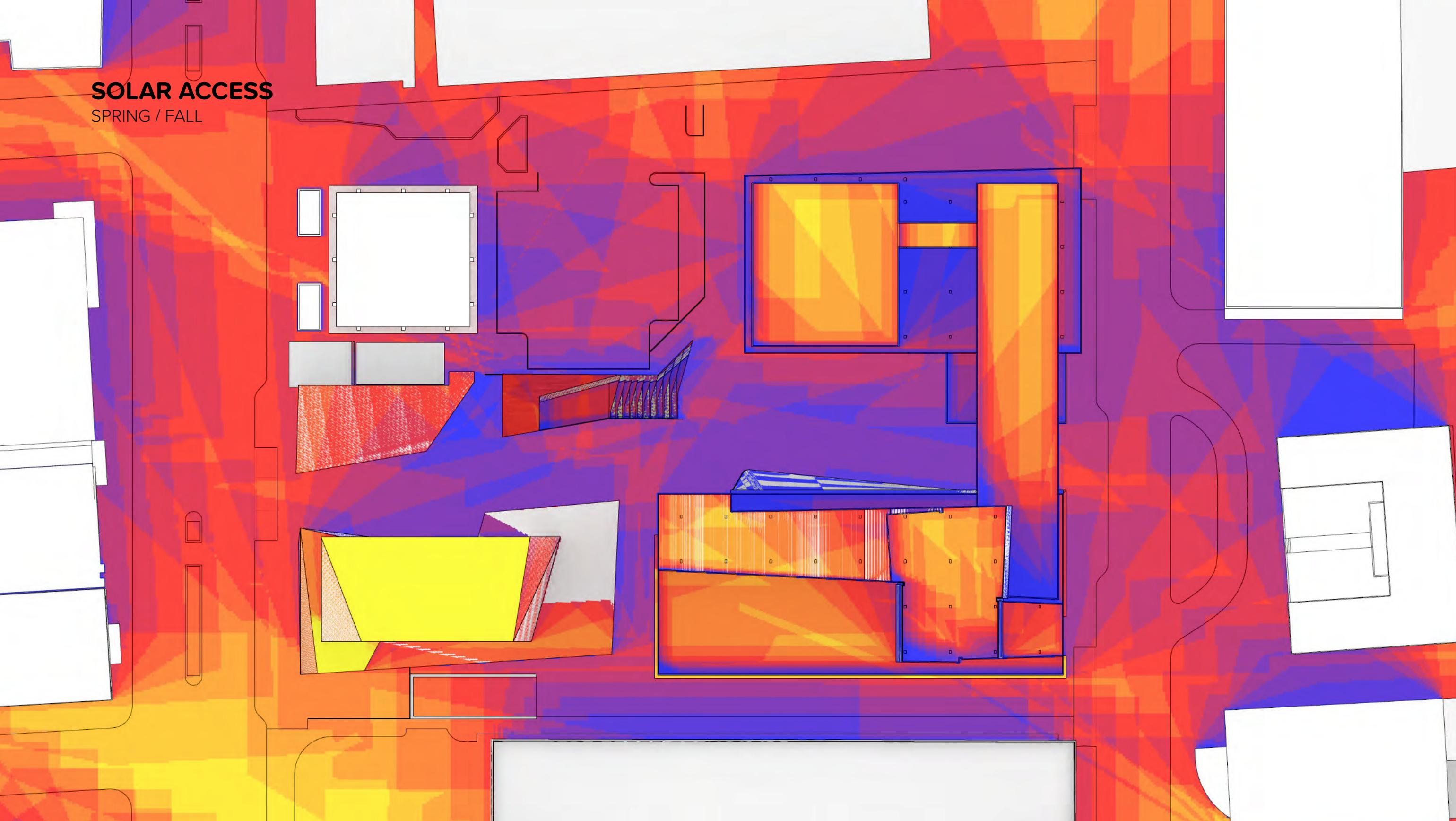
R-Tanks Under Plaza

DRAINAGE AREA - PROPOSED DETENTION BASIN				
R-TANKS TYPE 1: ON STRUCTURE				
PROFILE MATERIAL	% VOID	DEPTH (IN)	AREA (SF)	STORAGE (CF)
GRAVEL	0.4	3		1,907
R-TANK XD	0.95	14		21,140
TOTAL AREA			19,074	
TOTAL VOLUME				23,048
R-TANKS TYPE 2: ON GRADE				
PROFILE MATERIAL	% VOID	DEPTH (IN)	AREA (SF)	STORAGE (CF)
GRAVEL	0.4	15		1,667
R-TANK SD (DOUBLE)	0.95	18		4,751
TOTAL AREA			3,334	
TOTAL VOLUME				6,418
TOTAL VOLUME STORED IN DRAINAGE AREA				29,466

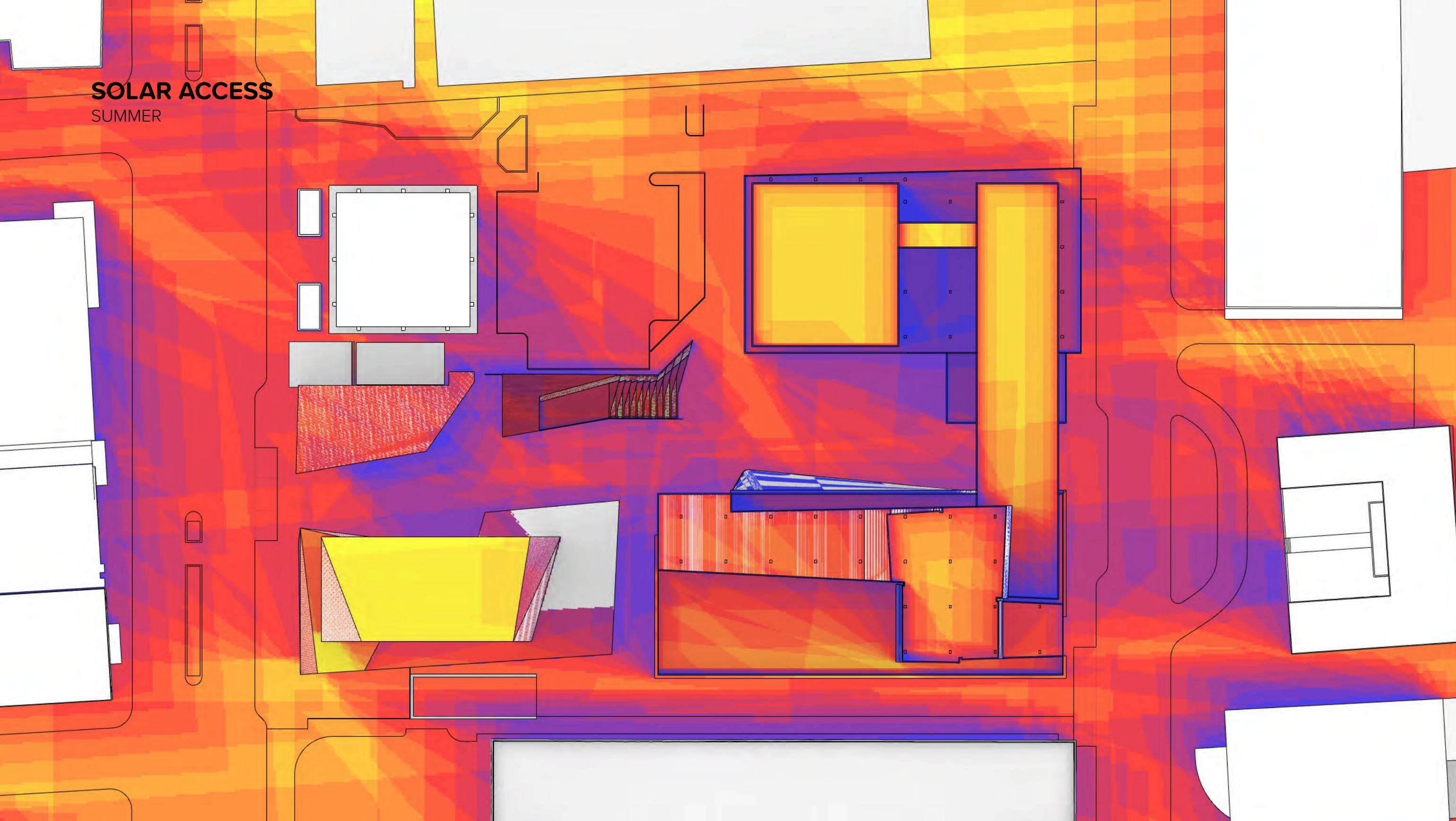
Drainage Area 1 = 15,940 sf
 Drainage Area 2 = 6,468 sf



SOLAR ACCESS
SPRING / FALL

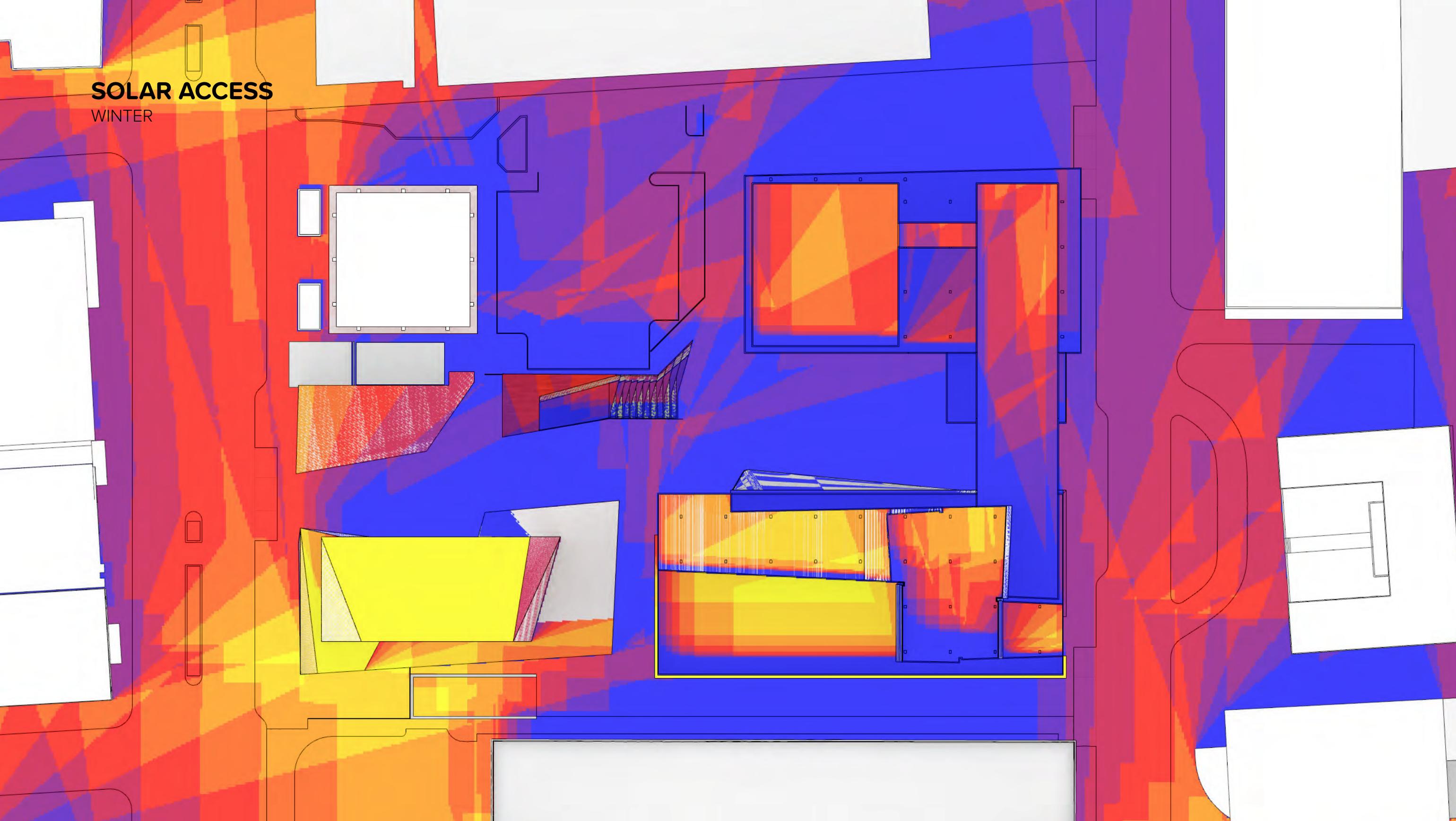


SOLAR ACCESS
SUMMER



SOLAR ACCESS

WINTER



Appendix 6.

COMMUNITY BENEFIT PUBLIC MEETING #5

PRESENTATION

RESPONSE TO COMMUNITY IMPACT REPORT

Welcome to the THE MID COMMUNITY BENEFITS MEETING

Public Meeting 5
Thursday June 4th, 2019

Cover Image by InFORM Studio



DEPARTMENT OF
Planning &
Development

AGENDA

6:00 – 6:15 PM **Welcome**

6:15 – 7:15 PM **Developer Response Presentation**

7:15 – 7:20 PM **NAC Vote/Approval of Commitments**

7:20 – 7:25 PM **Public Q + A**

7:25 – 7:30 PM **Next Steps**

**CITY OF DETROIT
BROWNFIELD REDEVELOPMENT AUTHORITY
COUNTY OF WAYNE, MICHIGAN**

TO ALL INTERESTED PERSONS IN THE CITY OF DETROIT:

PLEASE TAKE NOTICE that the City Council of the City of Detroit (“City Council”) is considering the approval of a proposed Second Amended and Restated Brownfield Plan for the **3750 & 3800 Woodward Redevelopment** (the “Brownfield Plan”). A Public Hearing to receive comments on the proposed Brownfield Plan has been scheduled to be held on:

Thursday, June 20, 2019

10:10 AM

at the

**City of Detroit Council Chambers
Coleman A. Young Municipal Center, 13th Floor
2 Woodward Avenue, Detroit, Michigan**

IMPACT	NAC REQUESTED ACTION	COMMITMENT FROM THE MID
<p>Sidewalk Closures</p>	<ol style="list-style-type: none"> 1. Any and all changes, temporary or otherwise, to adhere to the Americans with Disabilities Act 2. Scaffolding to be used when possible in efforts to limit the disruption of sidewalk traffic 3. Clearly marked path with signage to be posted when unavoidable sidewalk closures need to occur 	<ul style="list-style-type: none"> • The Mid will comply with the American With Disabilities Act • Due to safety concerns, we won't be able to use sidewalk scaffolding. • The alternative path will be clearly marked.

IMPACT	NAC REQUESTED ACTION	COMMITMENT FROM THE MID
<p>Hours of Construction</p>	<ol style="list-style-type: none"> 1. Developer will sign a legally binding agreement with the P&DD to restrict exterior construction working hours between 7:00 am – 7:00 pm on weekdays. Major noise-making activities (jack hammering, wrecking ball, drilling etc.) should not commence until 9:00 am on any day. If required, a maximum of two Saturdays can be worked per month and 48 hours public notice will be provided for Saturday work. 2. No Sunday exterior work is permitted. 	<ul style="list-style-type: none"> • The ordinance permits work hours from 7am to 10pm. However, we will limit hours from 7am to 7pm. • Other than emergencies, we will provide 48 hours notice of any Saturday or Sunday work. • Work is rarely, if ever, conducted on Sundays.

IMPACT	NAC REQUESTED ACTION	COMMITMENT FROM THE MID
<p>Dust Control</p>	<ol style="list-style-type: none"> 1. Developer will accept liability for any damages to property caused by either construction or demolition 2. Developer will perform two additional window cleanings to for adjacent properties per year, per phase. Window cleanings to occur after excavation and after construction completion (of each phase). 3. Neighboring properties: The Plaza Midtown, The Ellington, Bicentennial Tower, McLaughlin Hall and Max M. and Marjorie S. Fisher Music Center 	<ul style="list-style-type: none"> • The Mid will work with the five landlords to contribute to their window cleaning expense. Assuming mutual agreement, The Mid is prepared to contribute up to \$18,000 for each of the 5 identified neighboring buildings (to be adjusted based on actual square footage.).

IMPACT	NAC REQUESTED ACTION	COMMITMENT FROM THE MID
<p>Pest Control</p>	<ol style="list-style-type: none"> 1. Developer will sign a legally binding agreement with the P&DD agreeing to immediately implement a pest control program to mitigate this. The program should be in place until completion of construction. 2. The NAC should be notified of the company hired 	<ul style="list-style-type: none"> • The Mid will implement a Pest Control plan prior to the start of construction and will remain in place throughout construction. • We will share the plan with the NAC prior to construction start.
<p>Lighting</p>	<ol style="list-style-type: none"> 1. Construction lighting should not disturb residents in neighboring buildings 2. Lighting for security purposes should be shining inward towards the construction site 	<ul style="list-style-type: none"> • Lighting will be directed inwards and special purpose lenses and deflectors will be used in order to minimize light pollution.

IMPACT	NAC REQUESTED ACTION	COMMITMENT FROM THE MID
<p>Construction Traffic</p>	<ol style="list-style-type: none"> 1. Developer to work with the city traffic engineers and to adjust the flow of construction traffic and staging, as necessary. 2. Developer to only utilize Woodward Avenue parking spaces that are directly in front of The Mid. 3. Public parking spaces along Woodward Avenue, that are north and south of The Mid, are to remain open to public use. 	<ul style="list-style-type: none"> • The Mid will coordinate with the City of Detroit to review and adjust the construction traffic and staging as necessary. • We will review the construction site logistics plan with the City of Detroit prior to construction start. • The plan does not require use of any parking spaces beyond those fronting the project site.

IMPACT	NAC REQUESTED ACTION	COMMITMENT FROM THE MID
<p>Valet Queuing</p>	<ol style="list-style-type: none"> 1. Developer to consider the NAC's suggestion on the reconfiguration of the valet queue location. 2. Developer to present revised plan to the NAC 	<ul style="list-style-type: none"> • The valet area will be redesigned to position vehicle queuing internal to the site. • Plan presented 6-4-2019.
<p>Retail Intake List</p>	<ol style="list-style-type: none"> 1. Developer to create an opportunity to receive retail tenant suggestions from the public. 2. Developer to designate a certain percentage of the retail space to local and minority owned businesses 	<ul style="list-style-type: none"> • The Mid will designate a minimum of 12,000 sf of the 80,000 sf for local and small businesses. • We will maintain our own list but, but we also request the NAC's assistance in soliciting and compiling retail tenant suggestions. • Detroit resident owned businesses will be given priority.

IMPACT	NAC REQUESTED ACTION	COMMITMENT FROM THE MID
Concept Design	<ol style="list-style-type: none"><li data-bbox="595 354 1193 544">1. Developer to adhere to the Main Street Overlay when constructing the Woodward Avenue retail.<li data-bbox="595 572 1209 715">2. NAC to receive notice when site plan review is submitted to the City	<ul style="list-style-type: none"><li data-bbox="1277 354 1812 701">• The MID will adhere to design guidelines required by the city of Detroit Planning & Development Department and the City Planning Commission.<li data-bbox="1277 725 1769 868">• We will notify the NAC with each site plan review submission.

IMPACT	NAC REQUESTED ACTION	COMMITMENT FROM THE MID
<p>Public Space</p>	<ol style="list-style-type: none"> 1. The public space is to be well lit and have adequate seating 2. The NAC strongly encourages the developer to build a dog park into their development public space plan as a benefit to neighboring residents, development residents and hotel guests 3. Developer to work with the City and The Plaza to make improvements to the John R pedestrian walk way that are consistent with the green space/public space design of The Mid 4. Developer to consider the use of the historic street names for the pass troughs 	<ul style="list-style-type: none"> • The public space will be well lit and have adequate seating. • The Mid will work with the City of Detroit to create a pet relief area within the public space to the north of the site. This will also address concerns regarding the pedestrian walkway. • We will consider use of historic street names. • Our goal is to deliver a project whose design is inspiring and welcoming. We will have outstanding public spaces, including areas for dogs.

Q + A

