

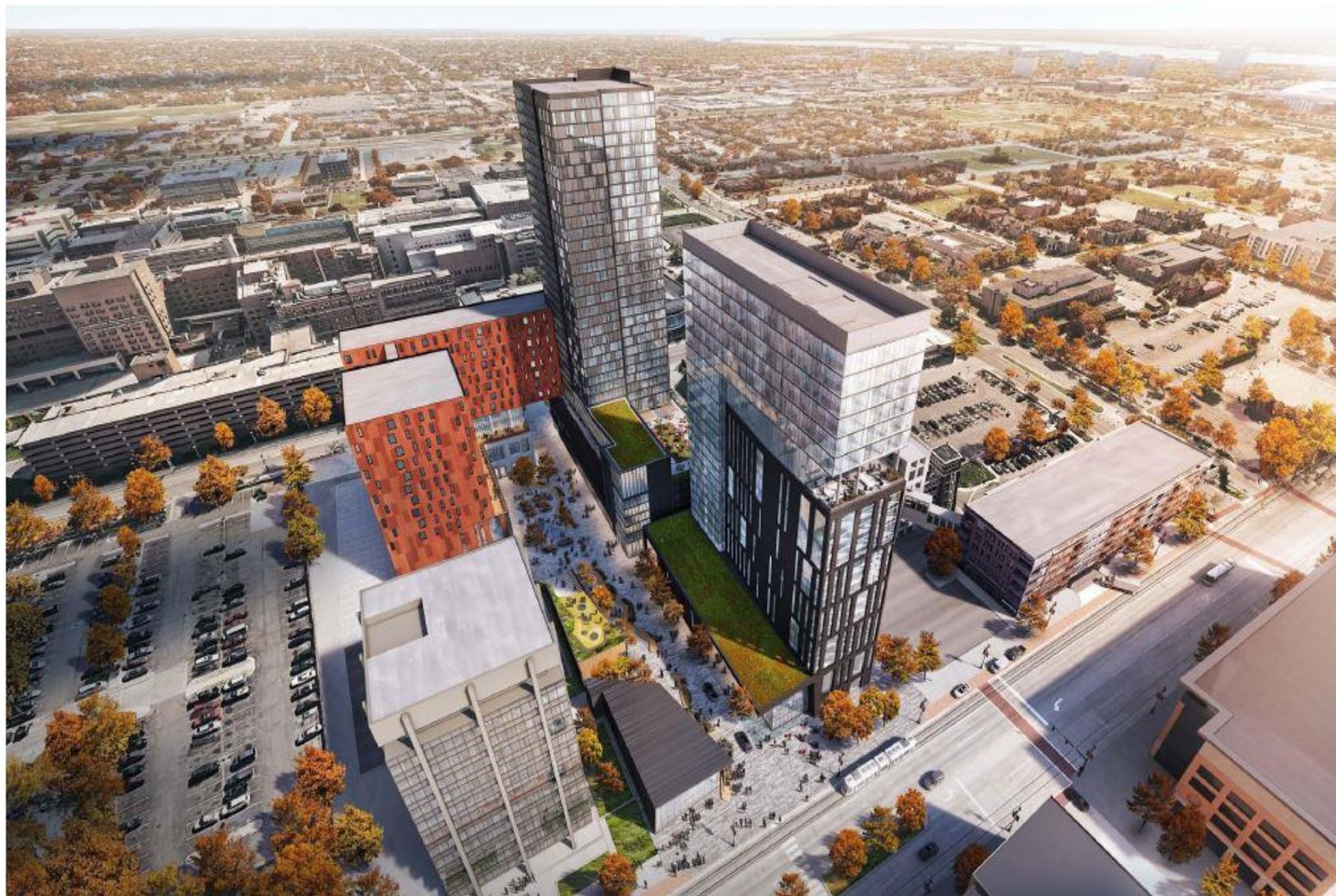
THE MID ANNUAL COMMUNITY BENEFITS UPDATE MEETING

SEPTEMBER 17TH, 2020



MEETING AGENDA

1. WELCOME AND INTRODUCTION
2. CBO MONITORING AND ENFORCEMENT
3. THE MID DEVELOPMENT UPDATES
4. COMMUNITY BENEFITS REVIEW
5. MASTER PLAN REVIEW
6. NAC QUESTIONS AND DISCUSSION
7. GENERAL Q & A



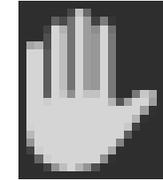
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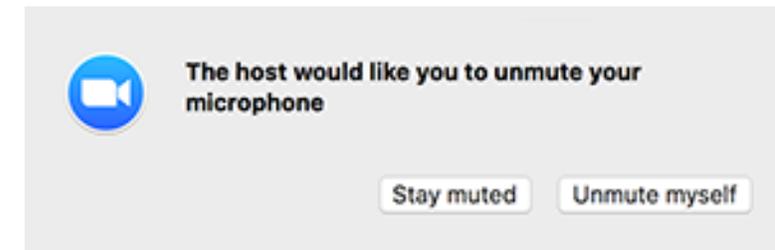
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- **UNMUTE/MUTE:** If the host gives you permission, you can unmute and talk during the webinar. All participants will be able to hear you. If the host allows you to talk, you will receive a notification.

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THANK YOU NEIGHBORHOOD ADVISORY COUNCIL!

- **Elliot Broom** – Elected by Impact Area Residents
- **Bernice Smith** – Elected by Impact Area Residents
- **Deidre Anderson** – Appointed by Council President Brenda Jones
- **Michael Boettcher** – Appointed by At-Large Council Member Janeé Ayers
- **Cynthia Redmond** – Appointed by Council President Pro-Tempore Mary Sheffield
- **Chris Jackson**– Appointed by Planning & Development
- **Mike Essian** – Appointed by Planning & Development
- **James Harrigan** – Appointed by Planning & Development
- **Melissa Corrigan** – Appointed by Planning & Development

THE MID CBO IMPACT AREA



CBO ENGAGEMENT PROCESS

WHAT WE HEARD FROM THE COMMUNITY

**5 CBO
MEETINGS**

**~30
ATTENDEES**

**APRIL –
JUNE
2019**

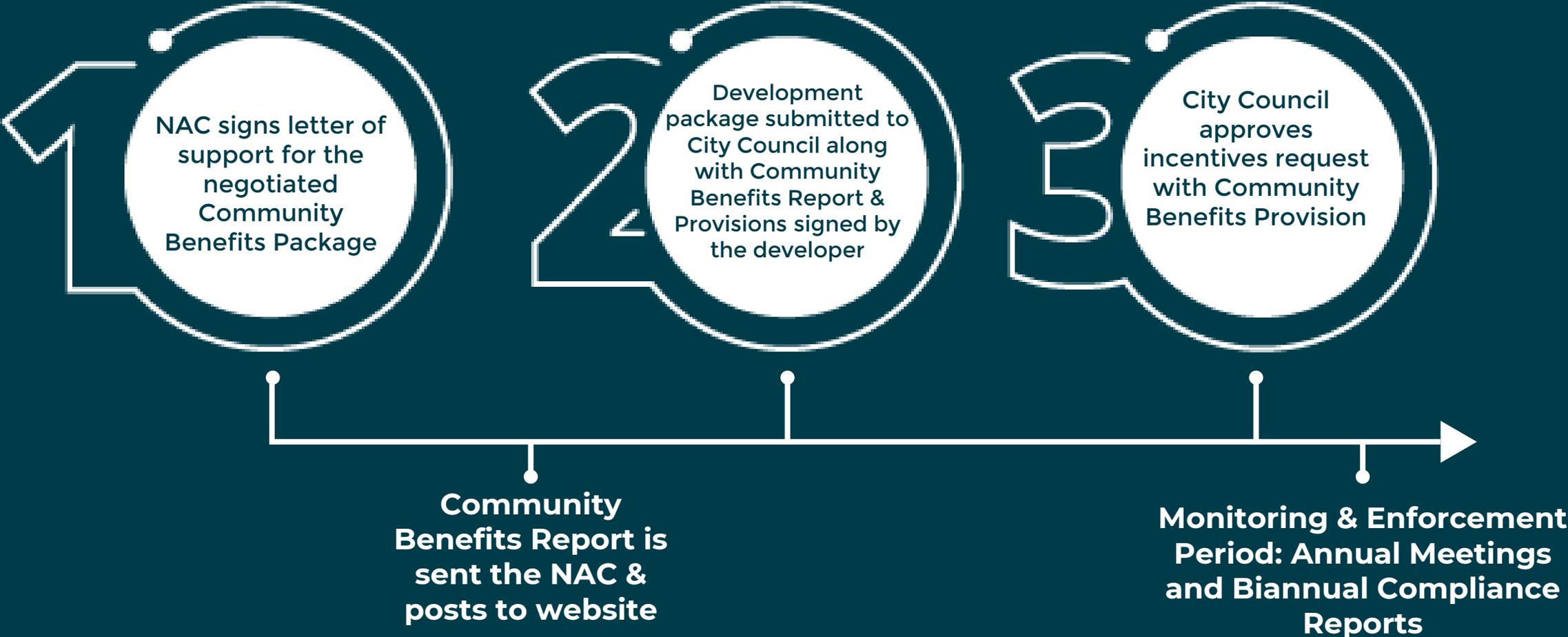
**Mitigate
construction
impacts: dust,
sidewalks, pest
control, etc.**

**Opportunities for
local businesses
to fill retail space**

**Accessible and
welcoming
public space**

**Appropriate site
plan and design –
valet queuing**

ONCE CBO MEETINGS ARE COMPLETED



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

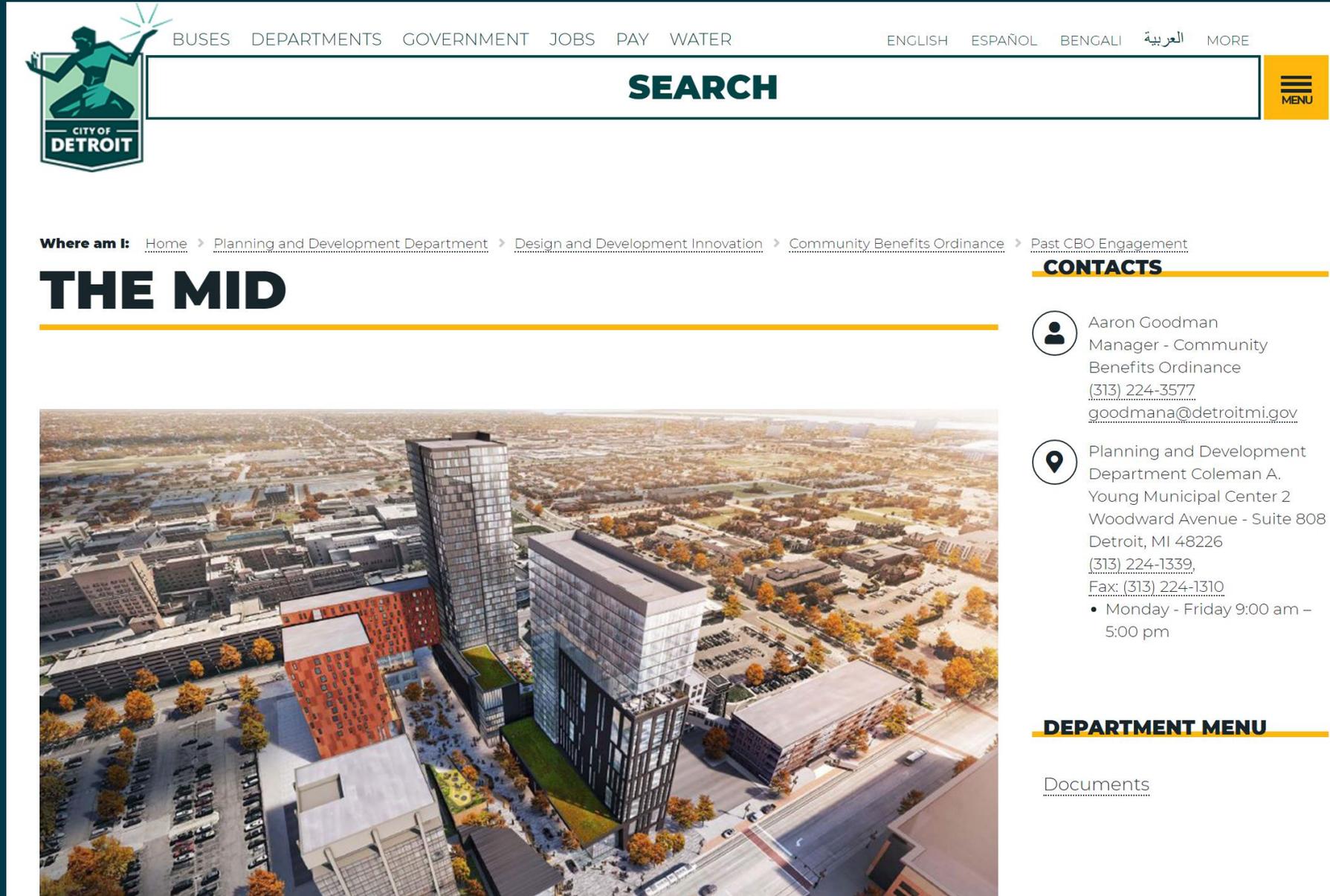
ONCE CBO MEETINGS ARE COMPLETED

All documents and reports are posted on City of Detroit Website: Detroitmi.gov/CBO

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

CRIO monitors and enforces agreement and publishes **Compliance Report** twice per year

Comments on project compliance can be submitted to CRIO at Bit.ly/CBOComment



CITY OF DETROIT

BUSES DEPARTMENTS GOVERNMENT JOBS PAY WATER

ENGLISH ESPAÑOL BENGALI العربية MORE

SEARCH

Where am I: [Home](#) > [Planning and Development Department](#) > [Design and Development Innovation](#) > [Community Benefits Ordinance](#) > [Past CBO Engagement](#)

THE MID



CONTACTS

 Aaron Goodman
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 Planning and Development Department Coleman A. Young Municipal Center 2 Woodward Avenue - Suite 808 Detroit, MI 48226
[\(313\) 224-1339](tel:(313)224-1339)
Fax: [\(313\) 224-1310](tel:(313)224-1310)
• Monday - Friday 9:00 am – 5:00 pm

DEPARTMENT MENU

[Documents](#)

COMMUNITY BENEFIT MONITORING BY CRIO

FOR TIER 1 PROJECTS

An investment of Seventy-five Million Dollars (\$75,000,000) or more, and garnishes public support in the form of land transfers that have a cumulative market value of One Million Dollars (1,000,000) or more without open bidding and priced below market rates and/or tax breaks that abate more than One Million Dollars (1,000,000)

SECTION 14-12-3(F)(2) REQUIRES A BIANNUAL COMPLIANCE REPORT TO CITY COUNCIL AND THE NEIGHBORHOOD ADVISORY COUNCIL

CRIO Produces the biannual Community Benefits Provision Report

CRIO BIANNUAL REPORT

Community Benefits Provision are the terms negotiated by the Neighborhood Advisory Council

Completed the commitment has been satisfied!!

- On Track:** the developer is taking the necessary steps to complete the commitment
- Off Track:** the developers has not fulfilled the commitment or has not meet deadlines
- Off Track:** the developer has not fulfilled the commitments but has submitted a compliance plan.
- Covid-19:** compliance has been impacted by Covid-19
- Not Started:** the developer has taken no action
- Additional Information Requested:** the developer has not yet responded to a request for information

Reports are produced twice a year for projects 6 months and older

Reports can be found at: [Bit.ly/cbocm](https://bit.ly/cbocm)

The screenshot shows the City of Detroit website's dashboard for Community Benefits Ordinance Compliance Monitoring. The top navigation bar includes links for BUSES, DEPARTMENTS, GOVERNMENT, JOBS, PAY, WATER, ENGLISH, ESPAÑOL, BENGALI, and العربية. A search bar and a menu icon are also present. The main content area features the heading 'COMMUNITY BENEFITS ORDINANCE COMPLIANCE MONITORING' and a 'DASHBOARD' button. Below this, there is a section for 'CONTACTS' with information for the Civil Rights, Inclusion & Opportunity Department, including phone numbers, fax, and email. A 'DEPARTMENT MENU' section is also visible, listing various reports such as 'CBO Corrected Report Summary', 'Executive Summary - CBO Biannual Report July 2019', and 'Herman Kiefer Report'.

SEND US YOUR COMMENT OR CONCERN

bit.ly/CBOComment

- Reported violations are shared with the Enforcement Committee
- The Committee investigates all allegations
- The Committee's findings are presented in writing to the NAC

CRIO DEPARTMENT CONTACT

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detroitmi.gov/crio

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Inclusion Analyst

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Project Update - September 2020



The MID Project Update - September 2020

- **The project is paused due to COVID-19 related impacts on the hospitality industry**
- **We anticipate being able to commence construction in June 2021**
- **Our community benefit commitments made in 2019 remain unchanged**
- **The overall master plan also remains unchanged, though the project's sequence may change**

Community Benefits Commitments Review



Approved Community Benefits Proposal – submitted June 17, 2019

THE MID IMPACTS & REQUESTED ACTIONS

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.

Approved Community Benefits Proposal – submitted June 17, 2019

THE MID IMPACTS & REQUESTED ACTIONS

Impacts and Requested Actions - DURING CONSTRUCTION

Impact	Requested Actions	Commitment from The Mid
Hours of Construction	<p>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.</p> <p>2. No Sunday exterior work is permitted.</p>	<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.

Approved Community Benefits Proposal – submitted June 17, 2019

THE MID IMPACTS & REQUESTED ACTIONS

Impacts and Requested Actions - DURING CONSTRUCTION

Impact	Requested Actions	Commitment from The Mid
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.).

Approved Community Benefits Proposal – submitted June 17, 2019

THE MID IMPACTS & REQUESTED ACTIONS

Impacts and Requested Actions - DURING CONSTRUCTION

Impact	Requested Actions	Commitment from The Mid
Pest Control	<p>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.</p> <p>2. The NAC should be notified of the company hired</p>	<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	<p>1. Construction lighting should not disturb residents in neighboring buildings</p> <p>2. Lighting for security purposes should be shining inward towards the construction site</p>	<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.

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THE MID IMPACTS & REQUESTED ACTIONS

Impacts and Requested Actions - DURING CONSTRUCTION

Impact	Requested Actions	Commitment from The Mid
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.

Approved Community Benefits Proposal – submitted June 17, 2019

THE MID IMPACTS & REQUESTED ACTIONS

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.

Approved Community Benefits Proposal – submitted June 17, 2019

THE MID IMPACTS & REQUESTED ACTIONS

Impacts and Requested Actions – AFTER CONSTRUCTION

Public Space

- 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 dedicated, lighted and fenced-in area 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.
- 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 throughs.

- 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.
- 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.

Review of Master Plan

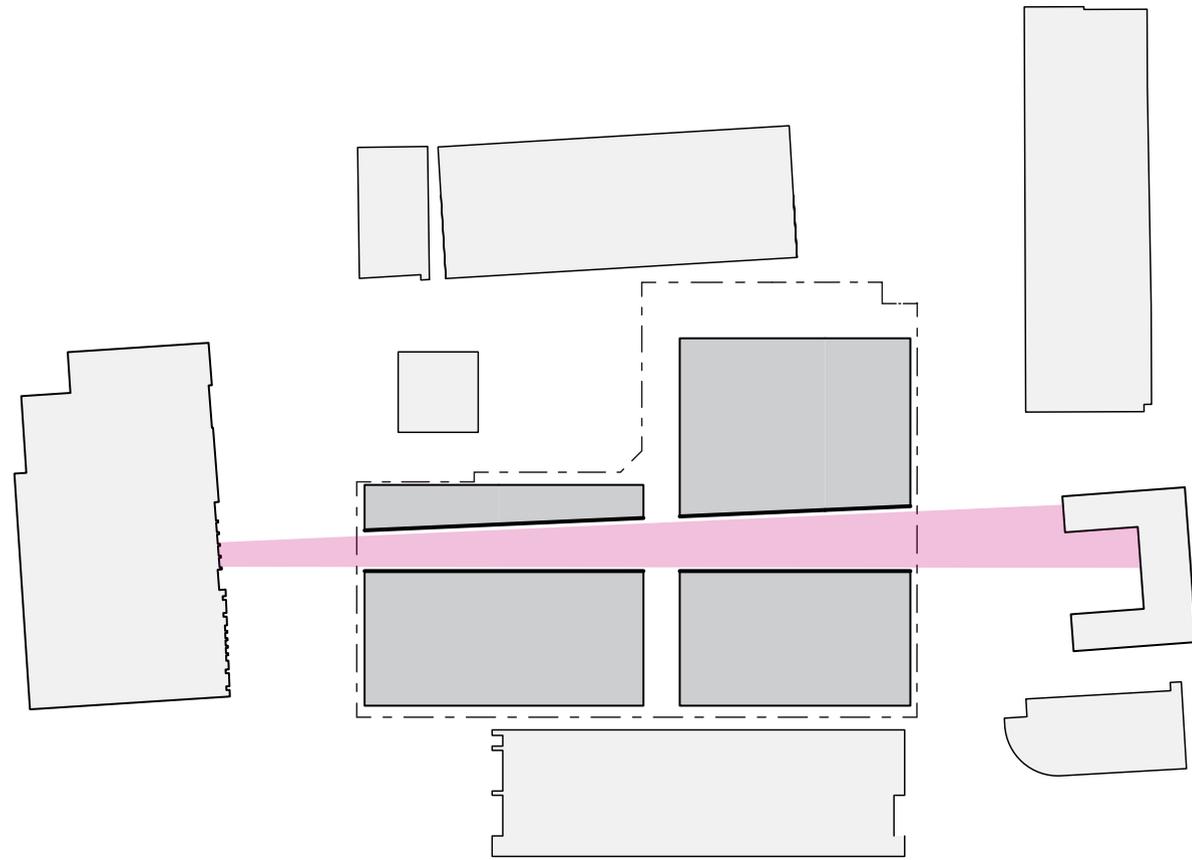


THE MID

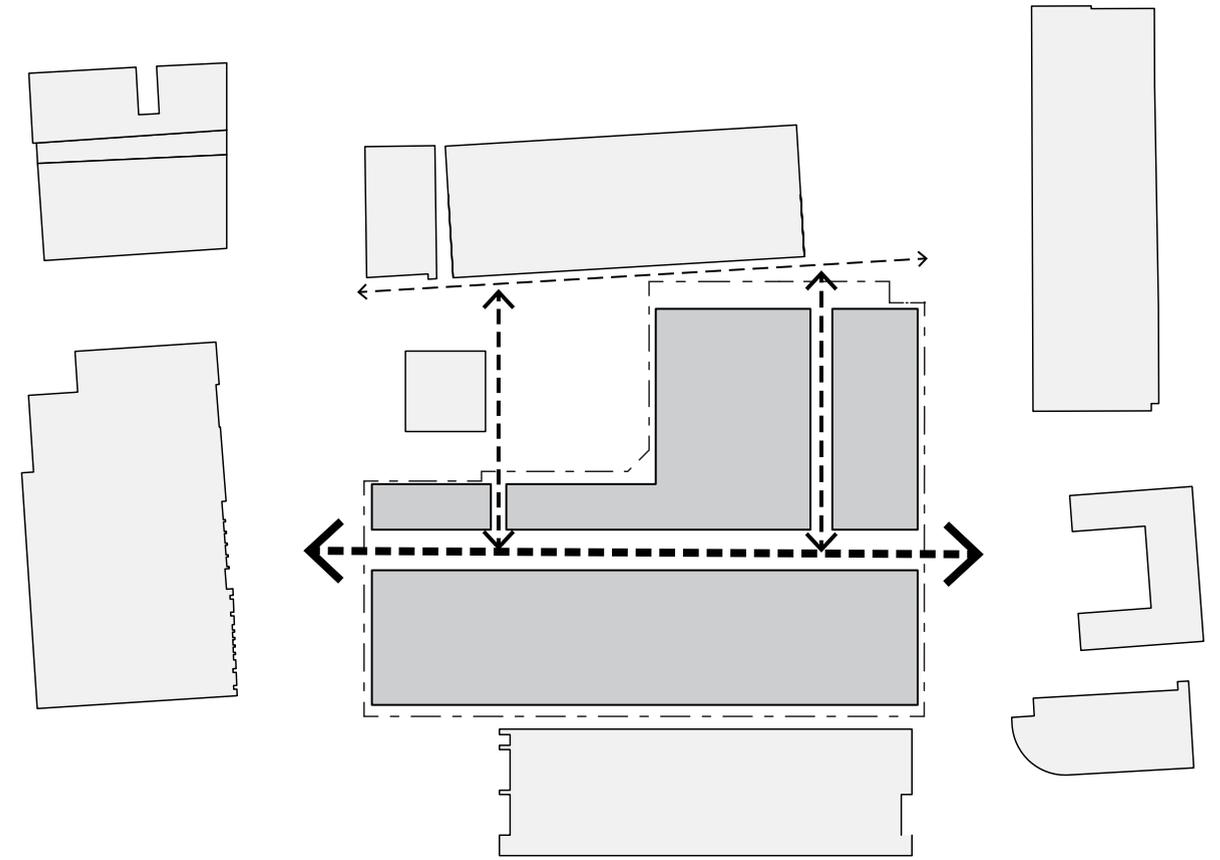
3750 WOODWARD AVENUE
MARCH 2019



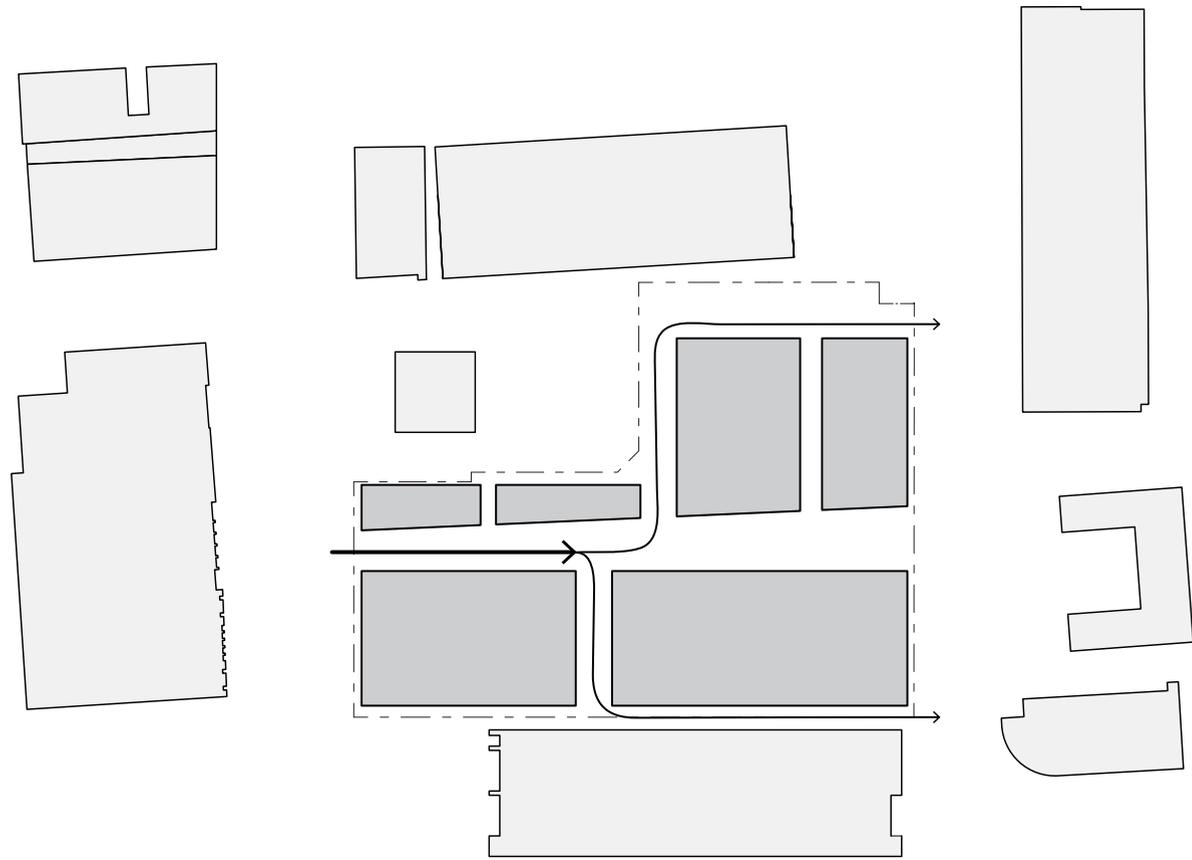
SITE DEVELOPMENT



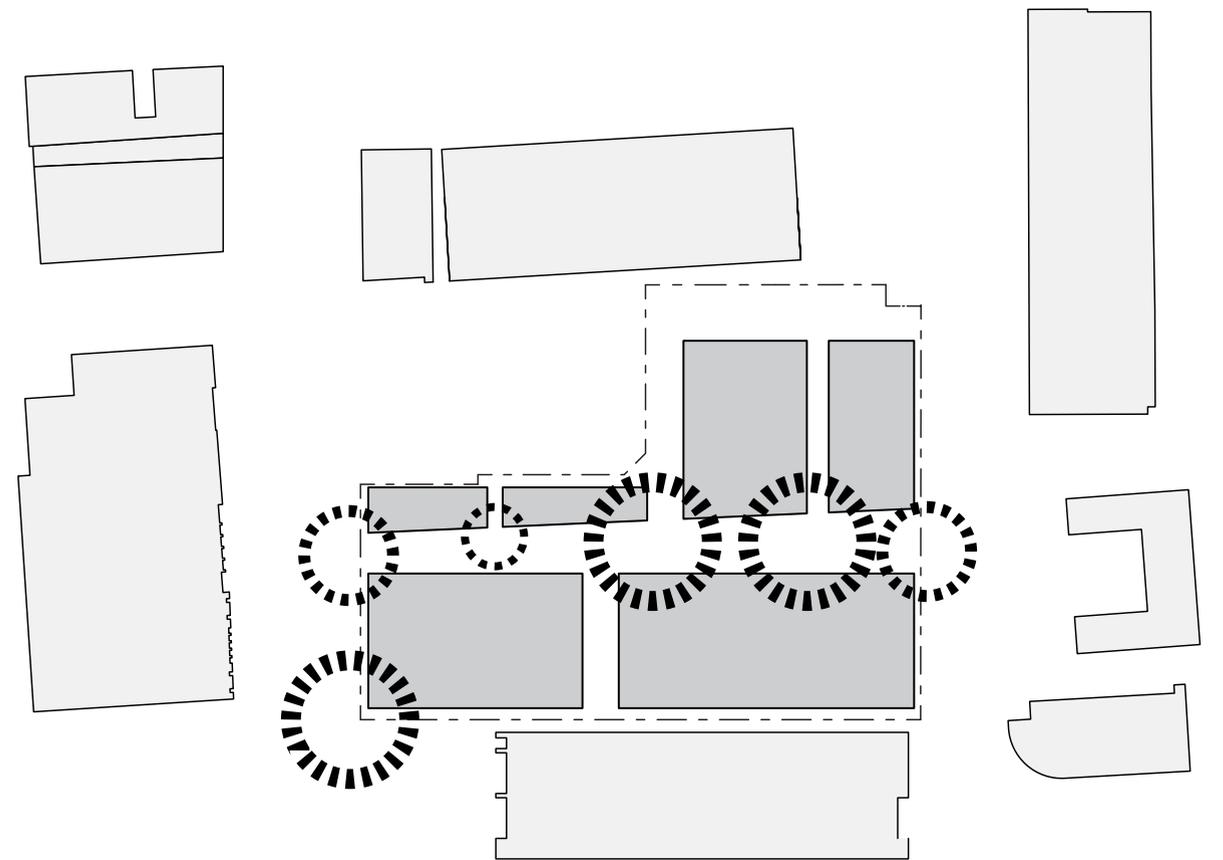
CREATE CONNECTIONS



ACTIVATE FOR PEDESTRIANS



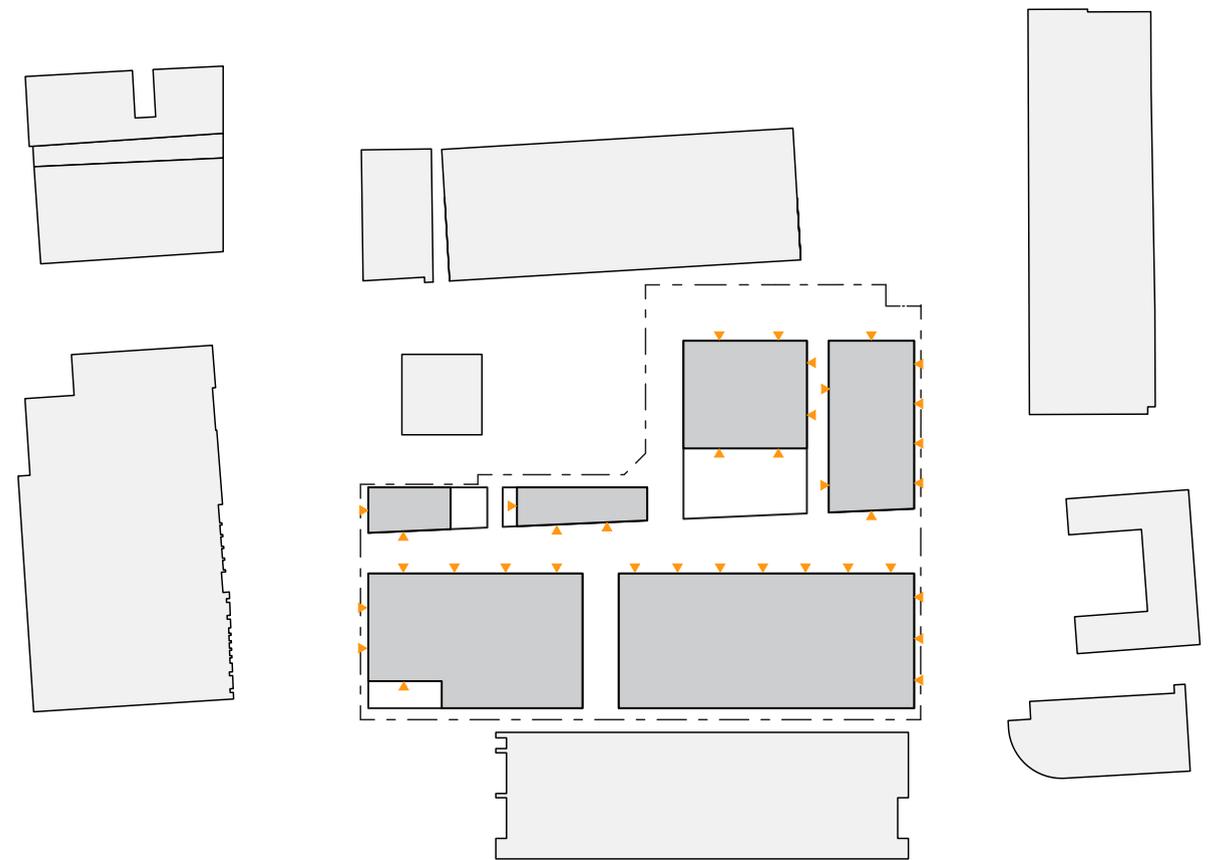
VEHICULAR CIRCULATION



INTERSECTIONS

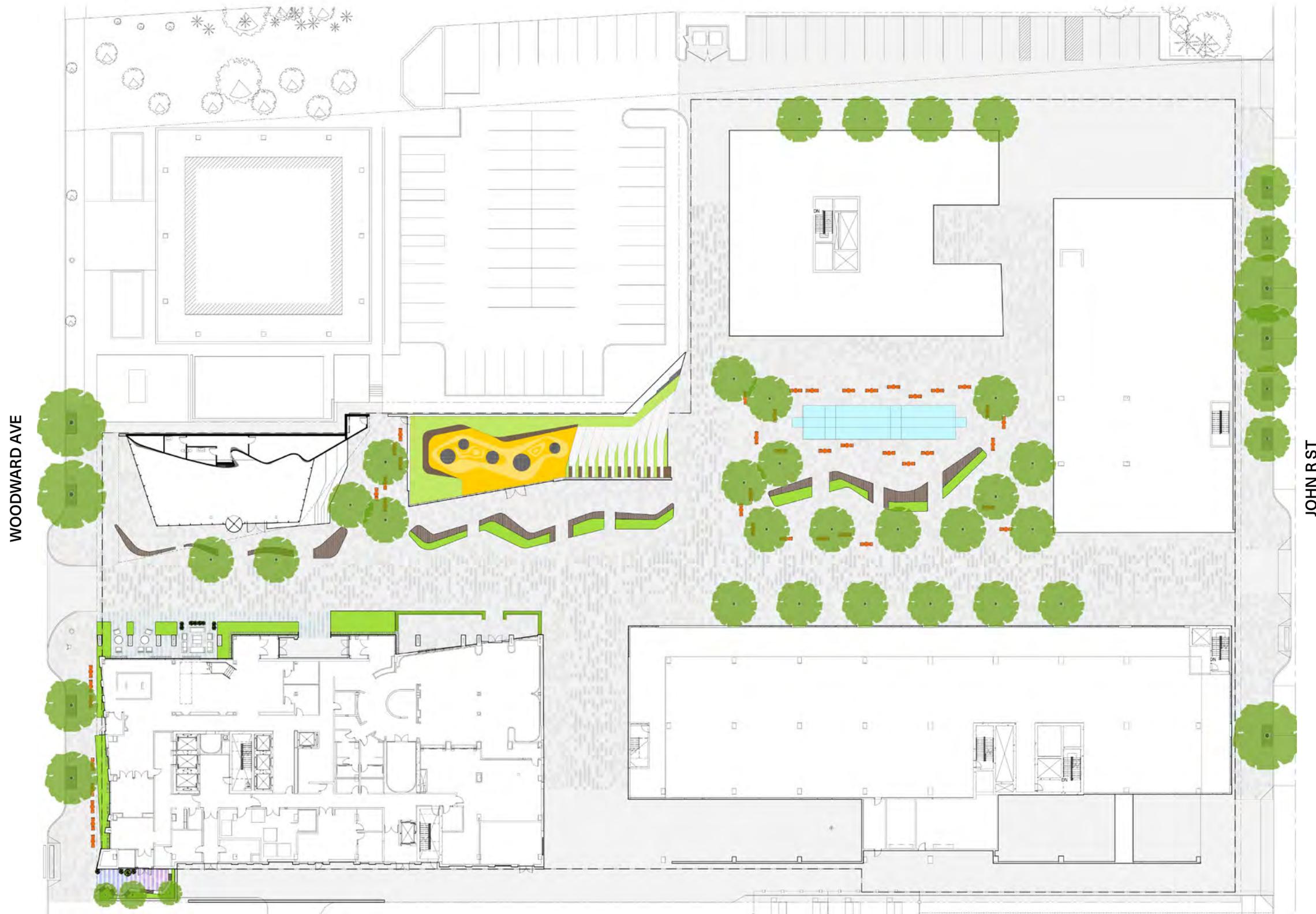


PUBLIC SPACES



ENTRY LOCATIONS

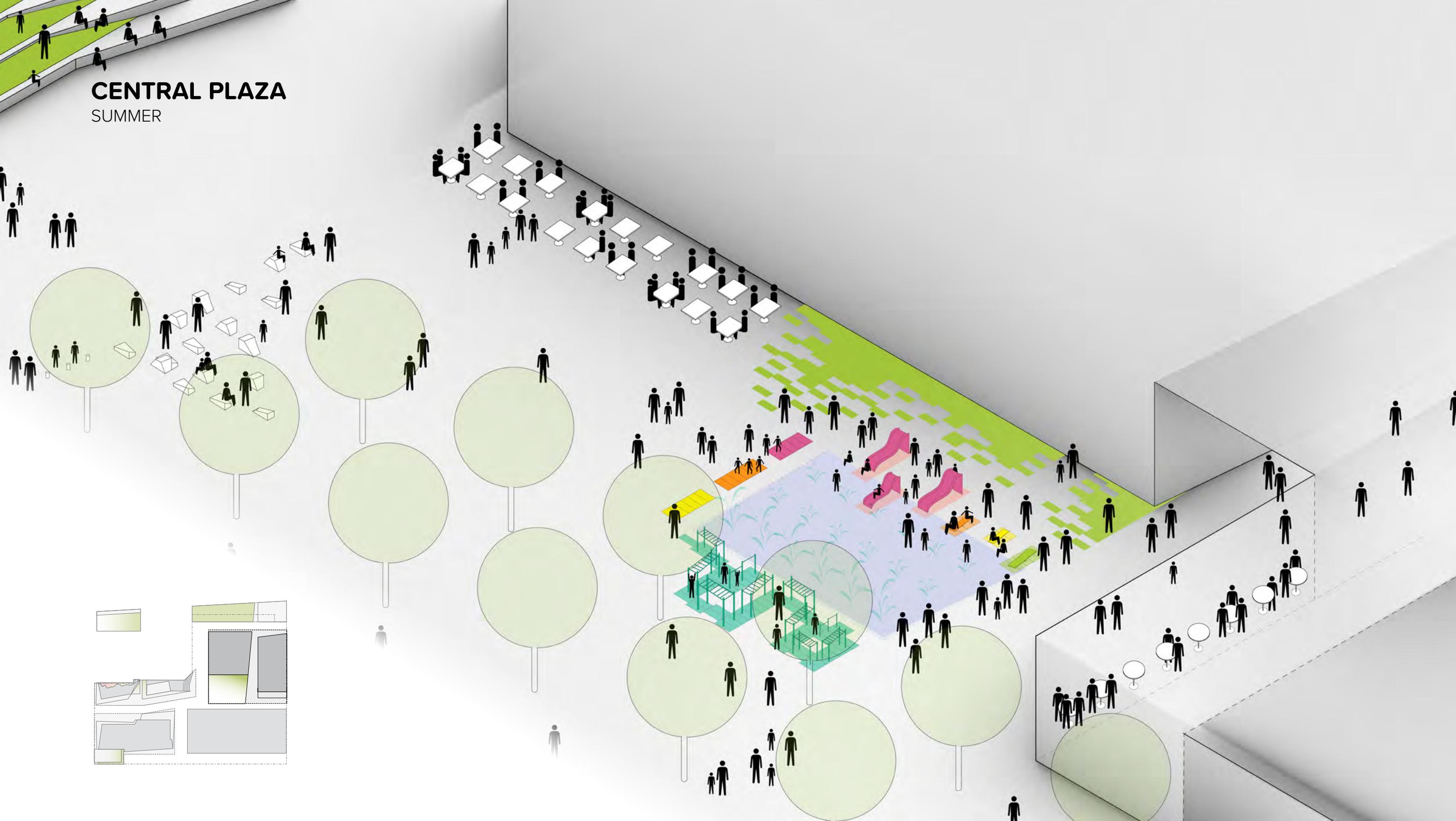
site plan





CENTRAL PLAZA

SUMMER





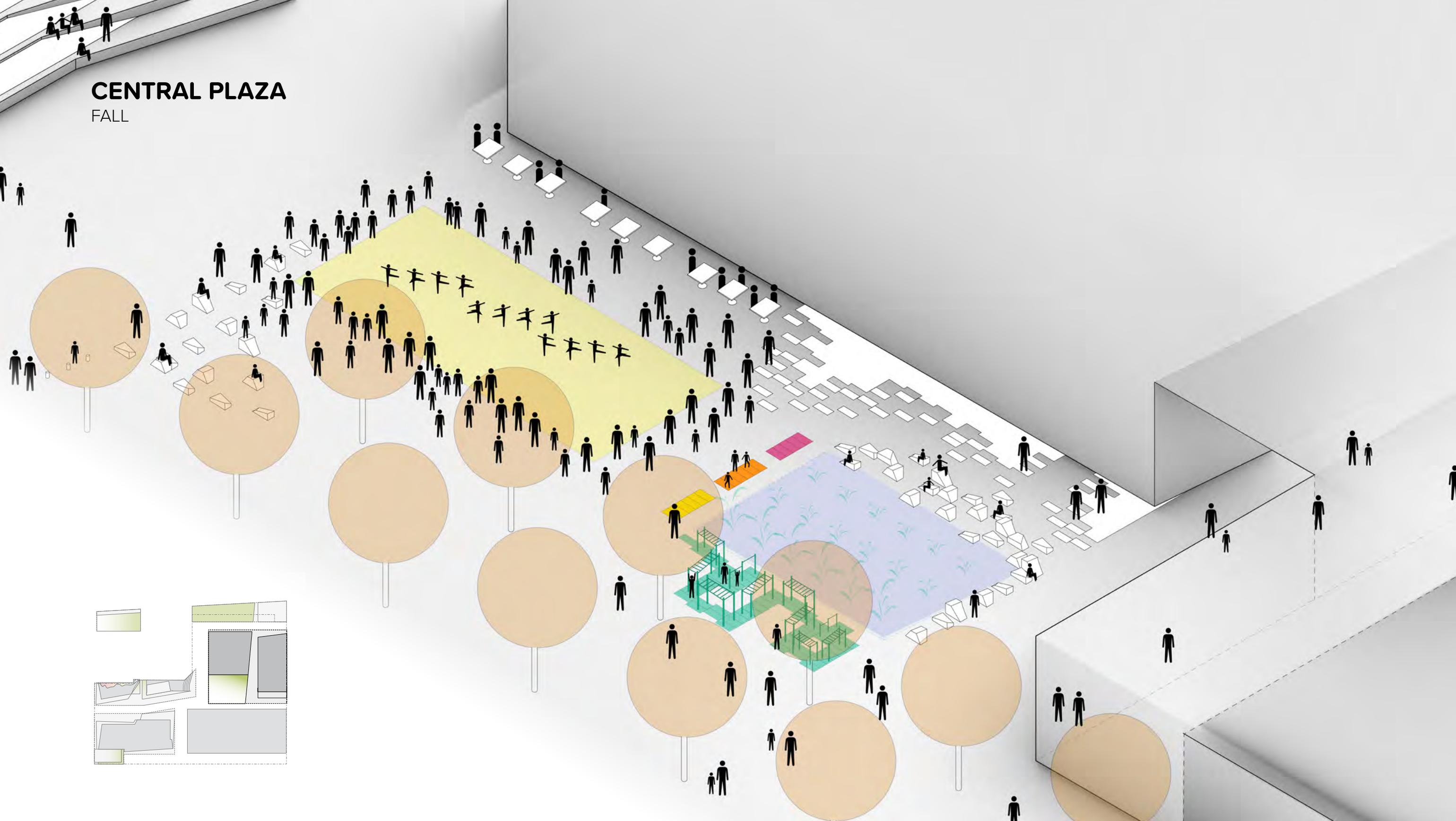
MERCADO

THE LOFT

THE TABLE

CENTRAL PLAZA

FALL





COCO

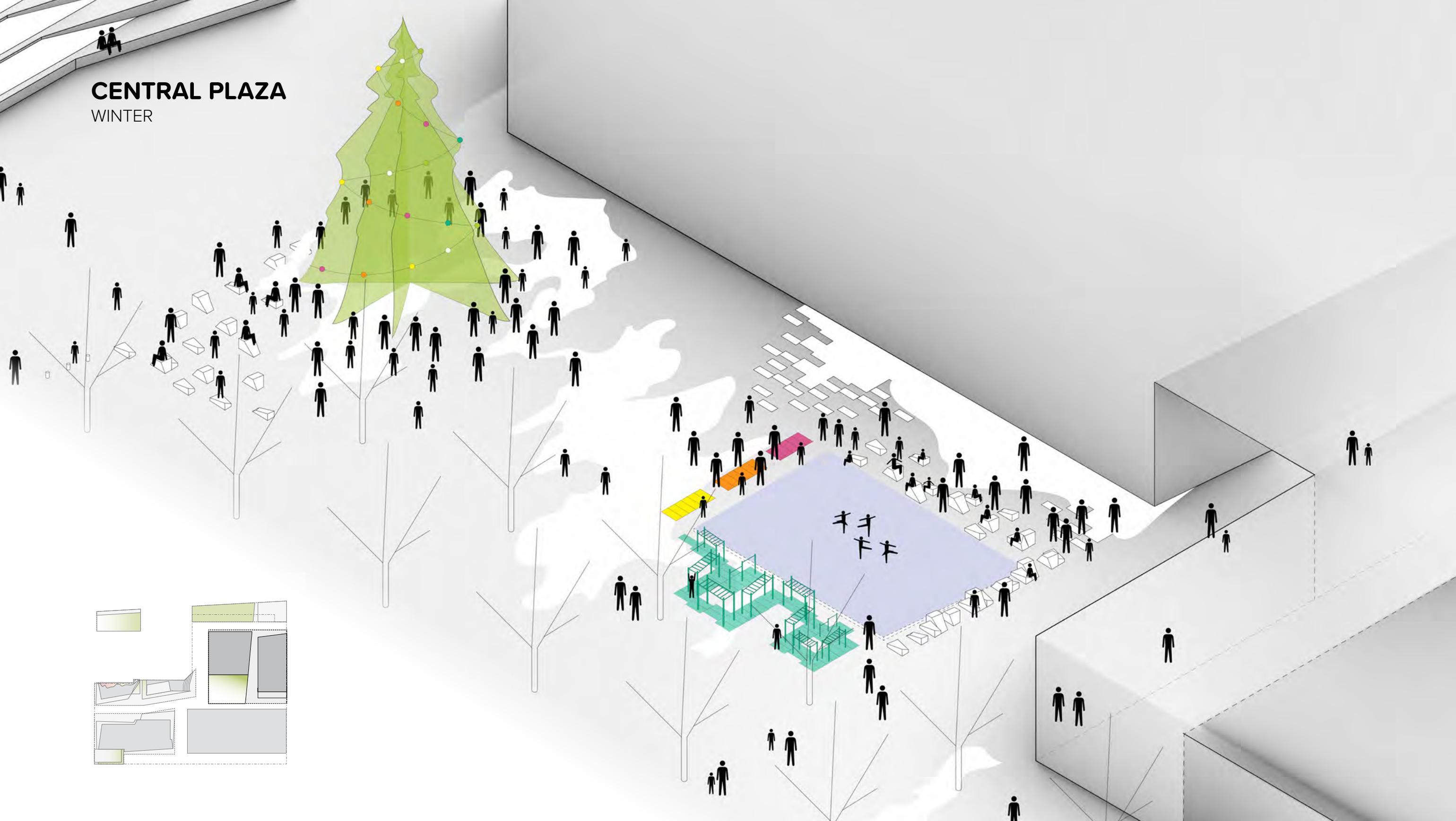
the LOFT

THE TABLE

ROOF TOP

CENTRAL PLAZA

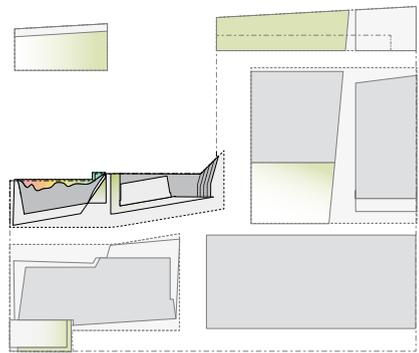
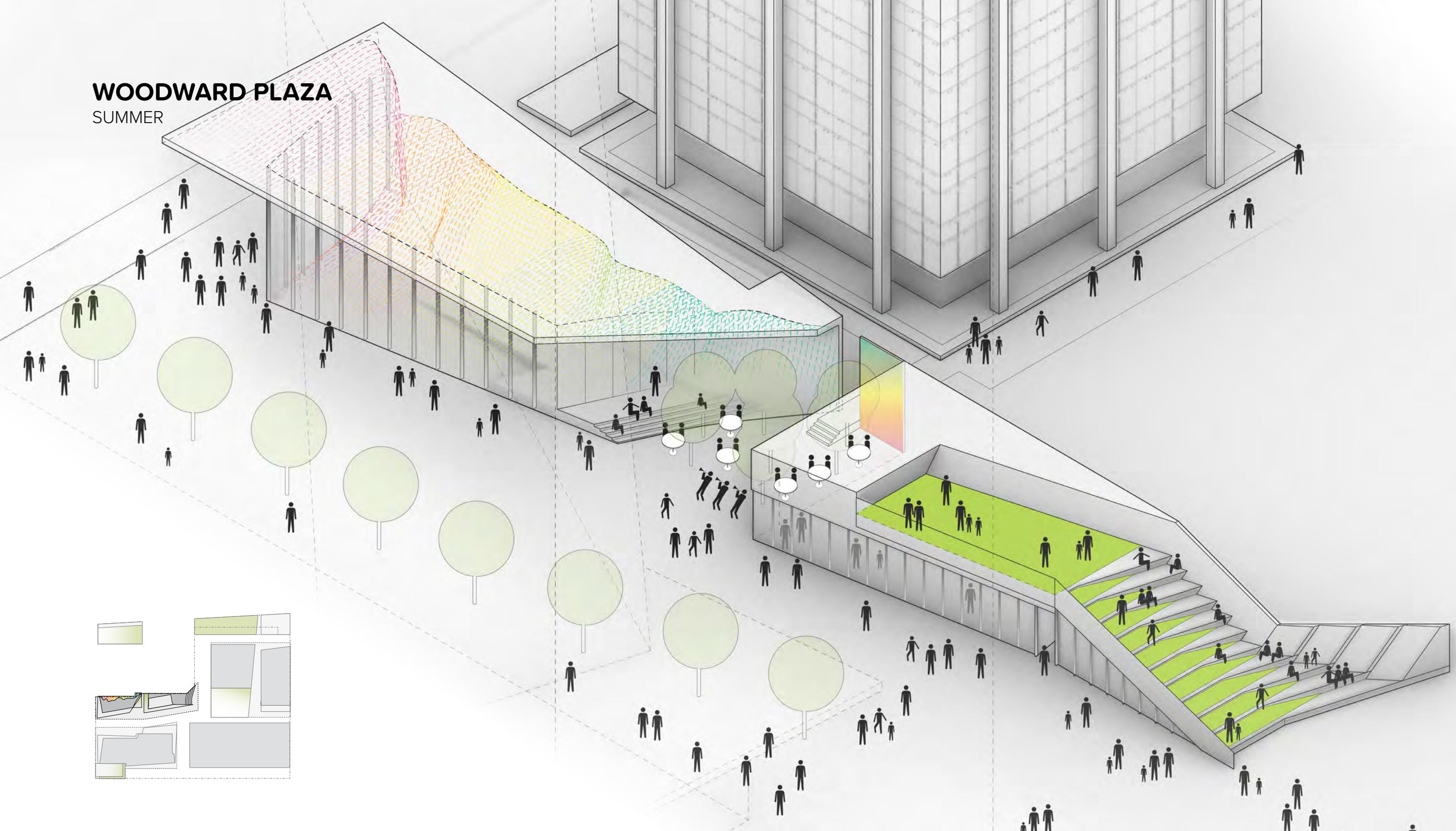
WINTER





WOODWARD PLAZA

SUMMER





NAC Questions & Discussion



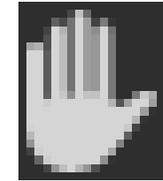
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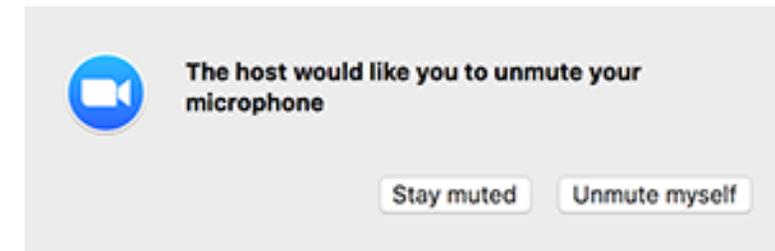
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General Q & A

