

# Welcome to the **MICHIGAN & CHURCH STREET PROJECT**

## **COMMUNITY BENEFITS MEETING**



DEPARTMENT OF  
**Planning &  
Development**

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**CBO Meeting #3 – April 1, 2021**

# **AGENDA**

**Neighborhood Advisory Council (NAC) Introductions**

**Economic Benefit and Tax Incentives for Project – DEGC**

**NAC Q & A**

**Michigan and Church Street Project Presentation**

**NAC Q & A**

**General Q & A**



# THROUGHOUT THE PROCESS

**THE CBO WEBSITE IS UPDATED REGULARLY WITH PUBLIC MEETING TIMES, DATES, & PRESENTATIONS + THE SIGNED COMMUNITY BENEFITS PROVISION**

**[WWW.DETROITMI.GOV/MICHIGAN-CHURCH](http://WWW.DETROITMI.GOV/MICHIGAN-CHURCH)**



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**NEIGHBORHOOD  
ADVISORY COUNCIL (NAC)**

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# **NEIGHBORHOOD ADVISORY COUNCIL (NAC) SELECTION - 9 MEMBERS**

**2**

**COMMUNITY SELECTIONS**



**+**

**3**

**APPOINTED BY COUNCIL MEMBERS**



**+**

**4**

**APPOINTED BY PLANNING & DEVELOPMENT**



# **NAC – ROLES & RESPONSIBILITIES**

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## **ELIGIBILITY**

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

## **REQUIREMENTS**

- Attend all scheduled CBO meetings.
- Develop NAC impact list.
- Review Community Benefits Report written by the Planning and Development.
- Develop a letter of consensus of the proposed Community Benefits.
- Compliance: Review biannual compliance report to monitor progress and status of project.
- Compliance: Attend annual meeting to discuss the status of the 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.

# **NEIGHBORHOOD ADVISORY COUNCIL (NAC)**

- . **Debra Walker** - Elected by Impact Area Residents
- . **Hilliard Hampton III** - Elected by Impact Area Residents
- . **Taurean Thomas** - Appointed by Council President Brenda Jones
- . **Brandon Lockhart** - Appointed by Council Member Janeé Ayers
- . **Dorothy Bennick** - Appointed by Council Member Raquel Castañeda-López
- . **David Esparza** - Appointed by Planning & Development
- . **Brian Moore** - Appointed by Planning & Development
- . **Maggie Shannon** - Appointed by Planning & Development
- . **Bob Roberts** - Appointed by Planning & Development
- . **Kevin Pines** - Alternate

**MICHIGAN & CHURCH ST PROJECT  
ECONOMIC BENEFIT AND TAX  
INCENTIVES FOR- DEGC**

# **CBO TRIGGERS**

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The Community Benefits Ordinance Tier 1 requirements applies to a development project if it has...



**\$75M**  
OR MORE IN  
CONSTRUCTION  
**COSTS**

**+**



**\$1M**  
OR MORE  
IN CITY TAX  
ABATEMENTS  
IN THE CITY  
OF DETROIT

**OR**



**\$1M**  
OR MORE  
IN VALUE OF CITY  
PROPERTY SALE  
OR TRANSFER FOR  
BELOW MARKET  
VALUE &  
WITHOUT  
OPEN BIDDING

# Michigan and Church Street Project

April 1, 2021



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# Property Tax Abatements

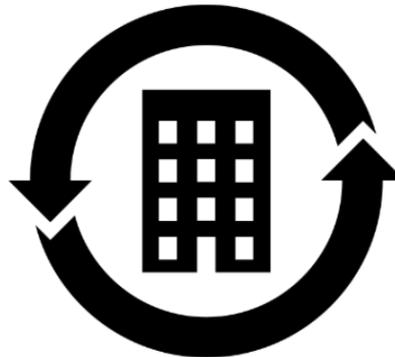
General Eligibility Criteria



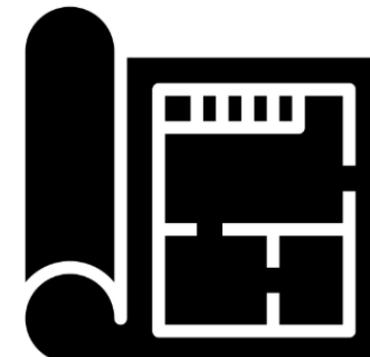
**State Laws allow smaller increases in property taxes for a certain amount of time**



**Business Expansion**



**Rehabilitation of Blighted or Obsolete Building**



**New construction of commercial property**

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# Eligibility for Incentives

## “But-For” Analysis

- Investment would not have occurred in Detroit without incentives

## Economic Benefits

- Create and/or retain jobs for Detroiters
- Provide additional affordable housing units in Corktown

## Fiscal Benefits

- **Provides increase in tax revenues**
- **Does not reduce tax revenue for any local jurisdiction (DPS, Library, etc)**

## 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 opportunities for Detroit-based businesses

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# DEGC Evaluation of Michigan and Church



## Activation of Property with Public Amenities



## Job Creation

*62 full-time permanent  
jobs created*

*300 construction jobs  
with Local Hire  
commitments*



## “But For” Test

*High construction and  
site remediation costs*

*Underwriting  
demonstrated  
economic need*

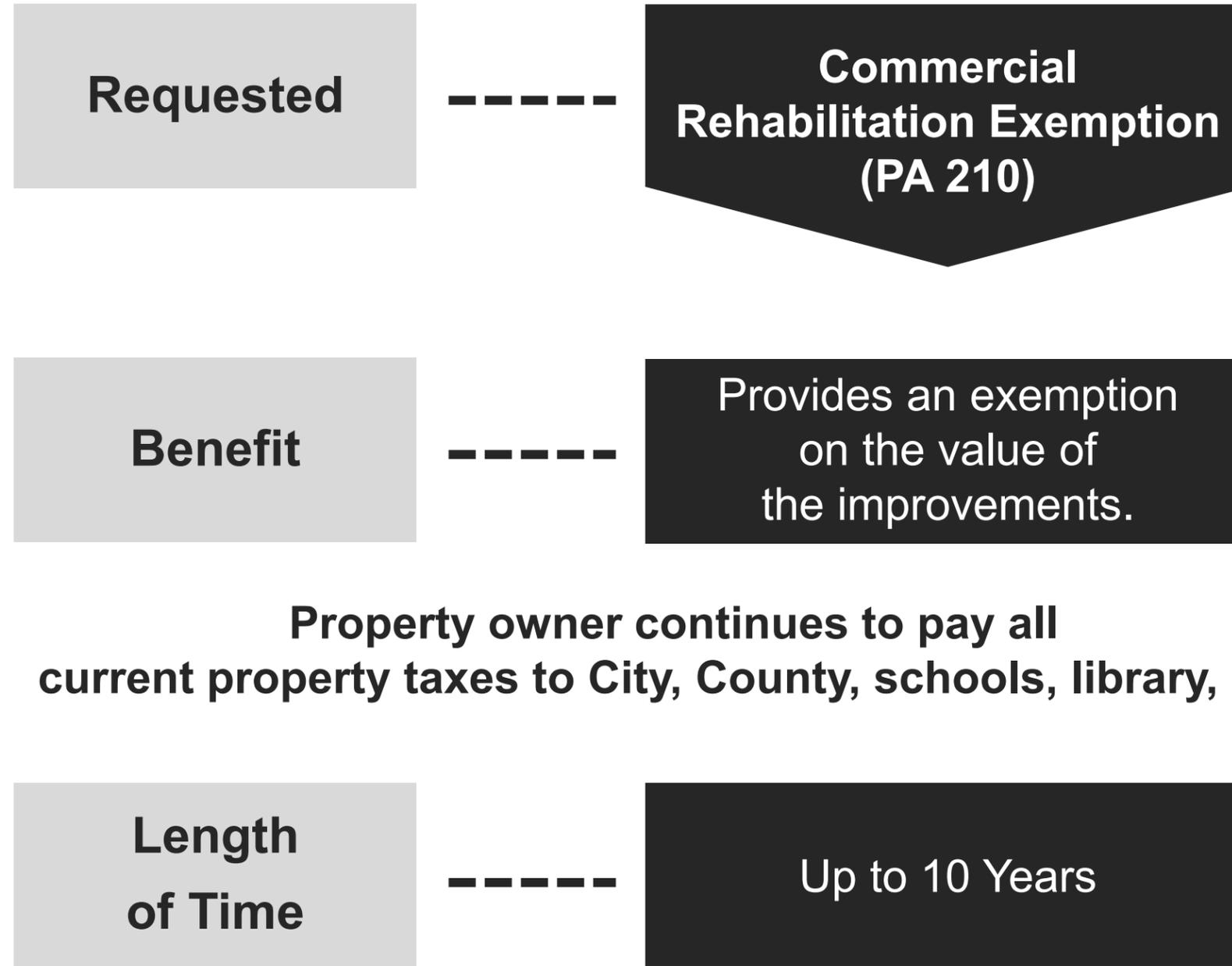


## Net Benefit

**\$11.9M** in net  
fiscal benefit to  
**the City over  
30 years**

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# Michigan and Church Tax Abatements



**Property owner continues to pay all  
current property taxes to City, County, schools, library, etc.**

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# Summary of Tax Abatements

Requested Abatements	Estimated Abated Taxes		Time Period
	Detroit	All Jurisdictions	
CRE (PA 210)	\$5.7M	\$10.7M	10 Yrs

# City of Detroit Net Benefit Breakdown\*

## Revenues

Property Taxes.....	<b>\$18.3M</b>
Income Taxes.....	<b>\$7.0M</b>
Utilities.....	<b>\$1.9M</b>
State Shared Sales Tax.....	<b>\$.9M</b>
Permits, Fees, Misc.....	<b>\$1.4M</b>

**Total Revenues** **\$29.5M**

## City Services

Services (Fire, Police, Etc.).....	<b>\$1.2M</b>
Utilities .....	<b>\$1.6M</b>

## Tax Incentives

Tax Abatement.....	<b>\$5.7M</b>
Brownfield TIF.....	<b>\$9.2M</b>

**Total Offset** **\$17.6M**

**NET FISCAL  
BENEFIT TO  
THE CITY**

**\$11.9M**

*\*Estimates based on DEGC's analysis*

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# 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

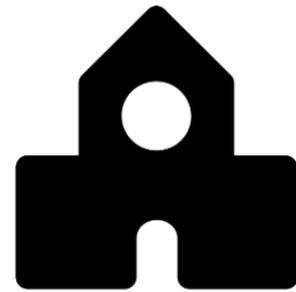
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# Eligibility for Brownfield



## **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

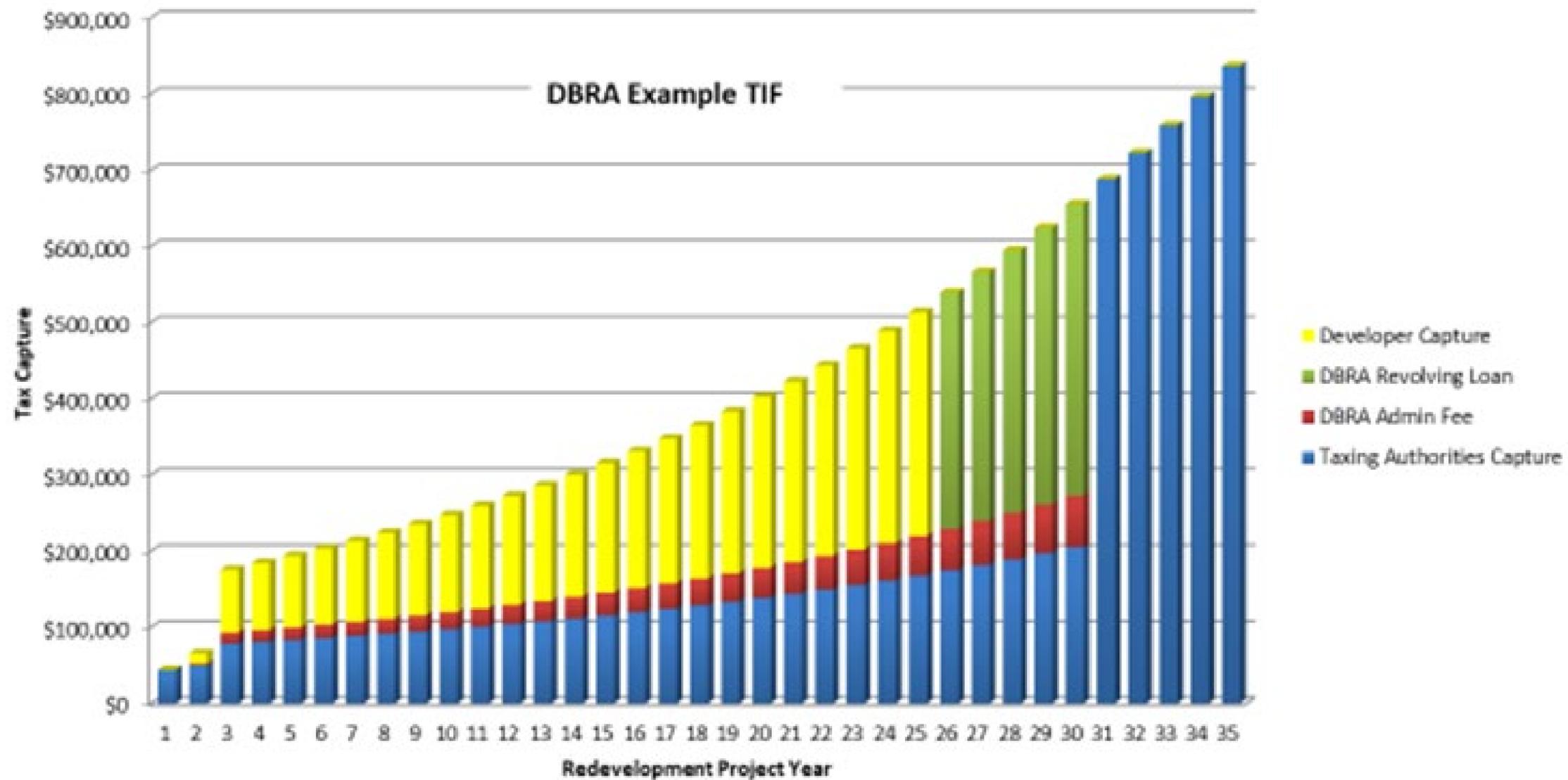


## **Adjacency**

Parcels directly adjacent to an eligible property

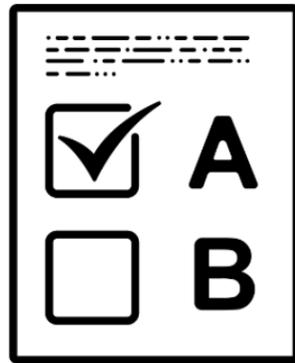
# Tax Increment Financing – How It Works

## Example TIF Chart



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# Eligible Environmental Brownfield Costs



**Environmental  
Testing & Reporting**



**Environmental  
Insurance**



**Removal &  
Remediation of  
Contamination**

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# Eligible Non- Environmental Brownfield Costs



## **Demolition**

Interior, Exterior & Site



## **Site Preparation**

*Staking for eligible costs, clearing & grubbing, temporary construction access & roads, temporary traffic control, temporary erosion control, temporary site control – fencing, lighting & signs*



## **Lead, Asbestos, and Mold Abatement**



## **Public Infrastructure Improvements**

*bike paths, curb & gutter, landscaping, lighting, parks, roads, public rail lines, marinas, sidewalks, sanitary main, signage, storm sewer, water main*

# Summary of Brownfield TIF for Corktown Apartments

DESCRIPTION OF ELIGIBLE ACTIVITIES	ELIGIBLE EXPENSES	ESTIMATED CAPTURE
1. Environmental Due Diligence	\$25,000.00	\$25,000.00
2. Environmental Remediation Activities	\$1,837,516.00	\$1,837,516.00
3. Demolition	\$250,600.00	\$250,600.00
4. Site Preparation	\$2,795,543.00	\$2,795,543.00
5. Infrastructure Improvements	\$8,598,009.00	\$8,598,009.00
6. Brownfield Plan & Work Plan Preparation	\$30,000.00	\$30,000.00
7. Brownfield Plan & Work Plan Implementation	\$20,000.00	\$20,000.00
8. Contingency (15%)	\$2,022,250.00	\$2,022,250.00
9. Interest	\$6,557,468.00	\$6,557,468.00
<b>Total Eligible Activities</b>	<b>\$22,136,387.00</b>	<b>\$22,136,387.00</b>
10. DBRA Administrative Costs		\$3,749,045.00
11. State Brownfield Redevelopment Fund		\$1,310,380.00
12. Local Brownfield Revolving Fund		\$1,131,872.00
<b>Total Estimated Cost to be Funded Through TIF</b>		<b>\$28,327,684.00</b>

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# Timeline

**CBO** (In process & ongoing)

**Public Hearings for PA 210/Brownfield:**

*June/July 2021 – PA 210 Certificate hearing*

*Beginning June 2021: Brownfield hearings*

**Michigan Strategic Fund Hearing for Brownfield: 3<sup>rd</sup> Quarter 2021**

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# Contact

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Associate Director of Special Projects

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313.294.5826

## Cora Capler

Brownfield Redevelopment Associate – DBRA

[ccapler@degc.org](mailto:ccapler@degc.org)

313.294.5827



# Corktown Sites 1 & 2

TIER 1 CBO MEETING  
April 1, 2021

THE FORBES COMPANY

  
Hunter Pasteur  
HOMES

Oxford  
Capital Group, LLC

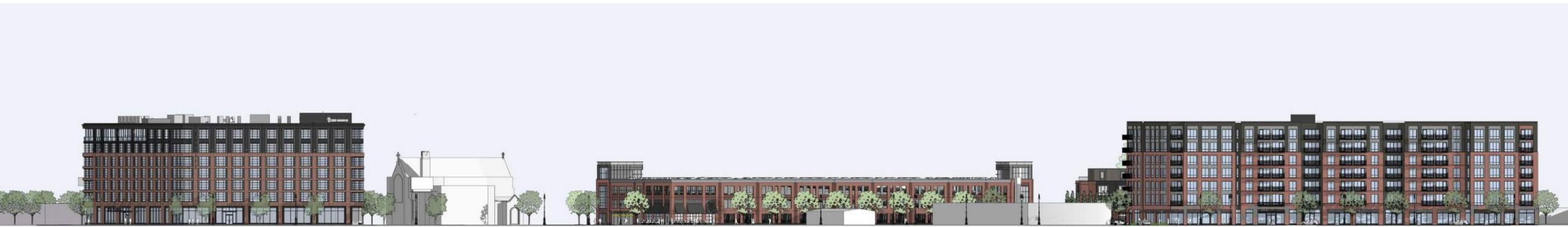
  
NEUMANN  
SMITH  
architecture

ELKUS | MANFREDI  
ARCHITECTS

giffels  
webster







**SITE 1 APARTMENTS: MICHIGAN AVE ELEVATION**

CORKTOWN › DETROIT, MICHIGAN › SITES 1&2



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## SITE 1 APARTMENTS: MICHIGAN AVE VIEW

CORKTOWN › DETROIT, MICHIGAN › SITES 1&2



10TH STREET

MICHIGAN AVENUE

- 1 BRICK
- 2 METAL #1  
DARK GREY
- 3 METAL #2  
MEDIUM GREY
- 4 METAL #3  
WHITE
- 5 STONE BASE
- 6 GLASS #1  
RESIDENTIAL  
WINDOW
- 7 GLASS #2  
STOREFRONT

**SITE 1 APARTMENTS: MICHIGAN AVE ELEVATION**



10TH STREET

MICHIGAN AVENUE

- 1 BRICK
- 2 METAL #1 DARK GREY
- 3 METAL #2 MEDIUM GREY
- 4 METAL #3 WHITE
- 5 STONE BASE
- 6 GLASS #1 RESIDENTIAL WINDOW
- 7 GLASS #2 STOREFRONT

**SITE 1 APARTMENTS: 10<sup>TH</sup> STREET ELEVATION**



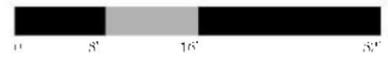
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## SITE 1 TOWNHOMES: VIEW FROM GARAGE

CORKTOWN › DETROIT, MICHIGAN › SITES 1&2



- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.



**SITE 1 TOWNHOMES: LANDSCAPE PLAN**

CORKTOWN › DETROIT, MICHIGAN › SITES 1&2



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## SITE 1 TOWNHOMES: VIEW FROM CHURCH STREET

CORKTOWN › DETROIT, MICHIGAN › SITES 1&2



CHURCH STREET

10TH STREET

7

4

6

1

2

8

5

1

BRICK

2

ACCENT BRICK

3

METAL #1  
MEDIUM GREY

4

METAL #2  
DARK GREY

5

STONE BASE

6

PRECAST  
CONCRETE

7

GLASS #2  
STOREFRONT

8

DECORATIVE  
METAL GRILL

## SITE 2 PARKING GARAGE: CHURCH STREET ELEVATION



CHURCH STREET

1

2

5

1

BRICK

5

STONE BASE

2

ACCENT BRICK

6

PRECAST  
CONCRETE

3

METAL #1  
MEDIUM GREY

7

GLASS #2  
STOREFRONT

4

METAL #2  
DARK GREY

8

DECORATIVE  
METAL GRILL

## SITE 2 PARKING GARAGE: TRUMBULL AVE ELEVATION

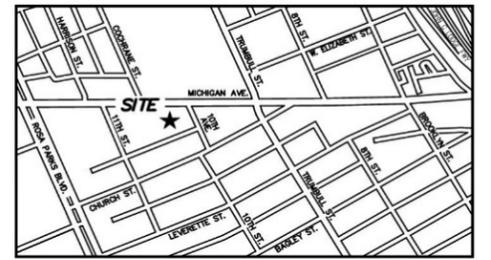
CORKTOWN › DETROIT, MICHIGAN › SITES 1&2



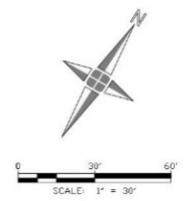
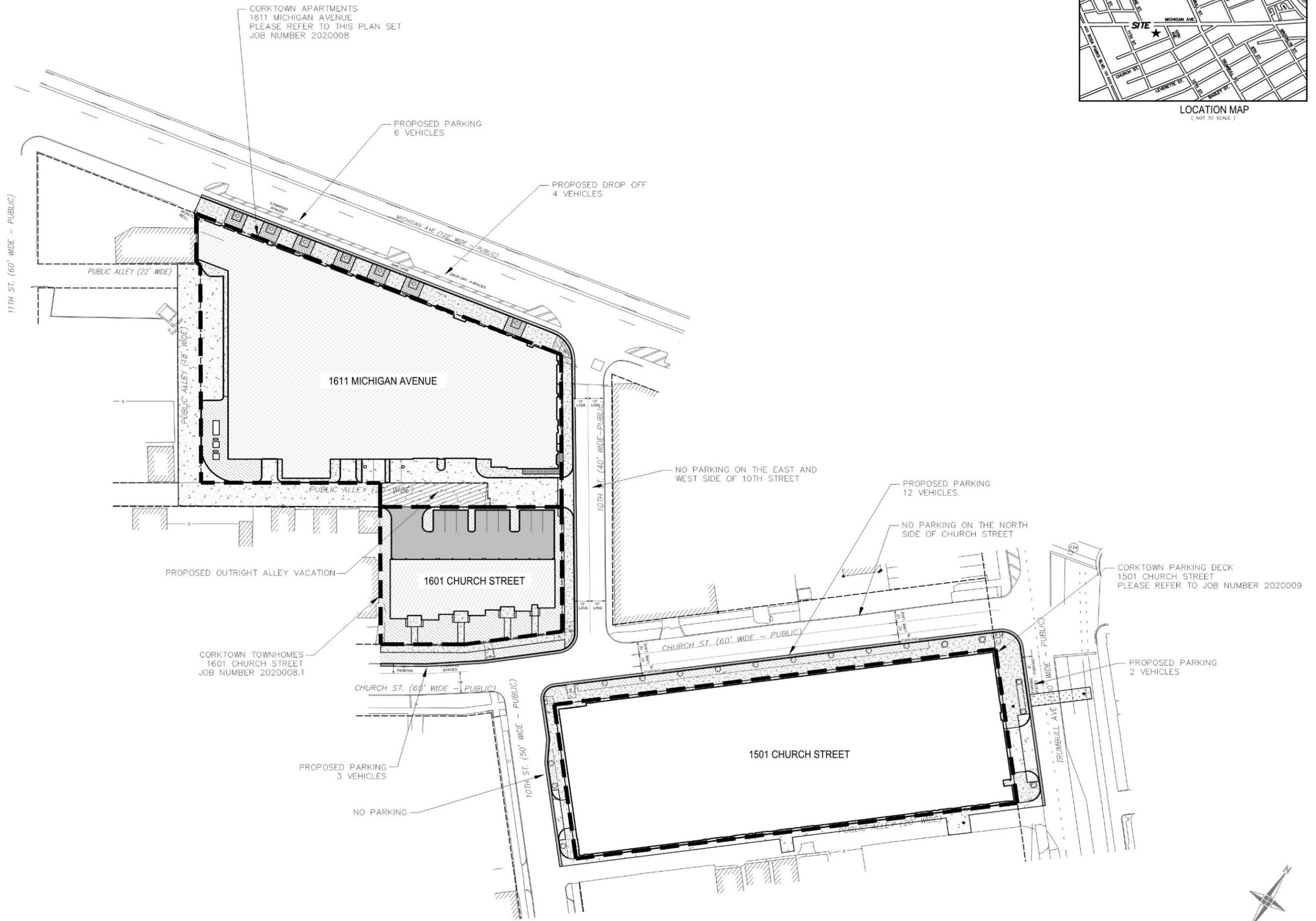
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**SITE 2 PARKING GARAGE: VIEW FROM MICHIGAN AVE**

CORKTOWN › DETROIT, MICHIGAN › SITES 1&2



LOCATION MAP  
( NOT TO SCALE )



PROPOSED TREES WITH TREE GRATES

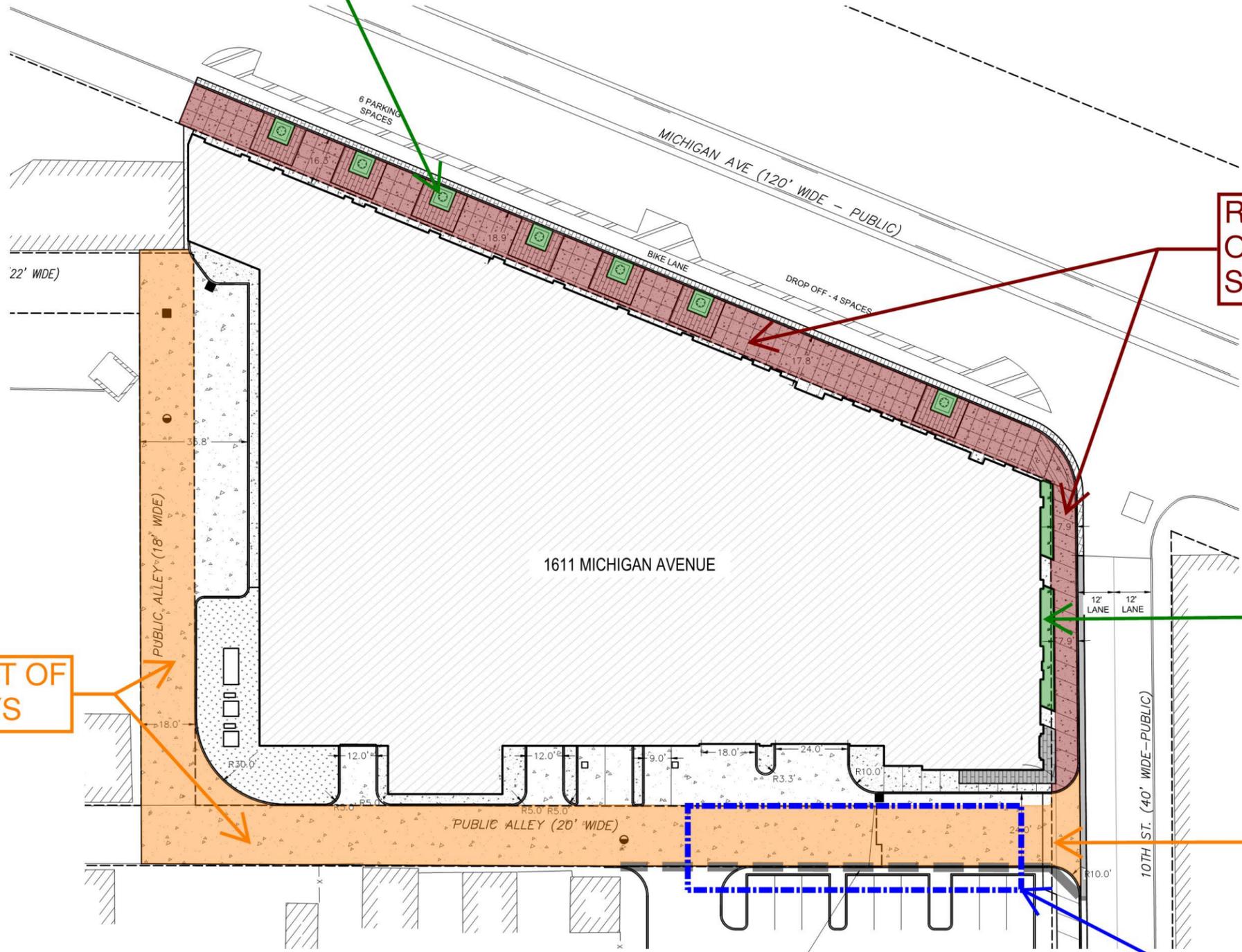
REPLACEMENT OF CURBS AND SIDEWALKS

PROPOSED LANDSCAPED BEDS WITH PEDESTRIAN LEVEL LIGHTED BOLLARDS

REPLACEMENT OF PUBLIC ALLEYS

EXTEND CURRENT DEAD END ALLEY TO CONTECT 10TH ST. PROVIDING PUBLIC ACCESS

UNDERGROUND STORM WATER DETENTION



PAVING PLAN - LEGEND

4" CONCRETE SIDEWALK PAVEMENT	
6" CONCRETE SIDEWALK PAVEMENT	
8" CONCRETE PAVEMENT	
PAVEMENT REPAIR PER CITY OF DETROIT STANDARDS AND SPECIFICATIONS	
ASPHALT PAVEMENT	
LANDSCAPING, SEE SHEET L-100 FOR PLANTING LOCATIONS AND SPECIES	
BRICK PAVERS PER MDOT STANDARDS AND SPECIFICATIONS	

PROJECT PHASE LINE, SEE SHEET C-510 FOR CORKTOWN TOWNHOMES GEOMETRIC AND PAVING PLAN

PROPOSED LANDSCAPED AREAS WITH TREES

EXTEND CURRENT DEAD END ALLEY TO CONTACT 10TH ST. PROVIDING PUBLIC ACCESS

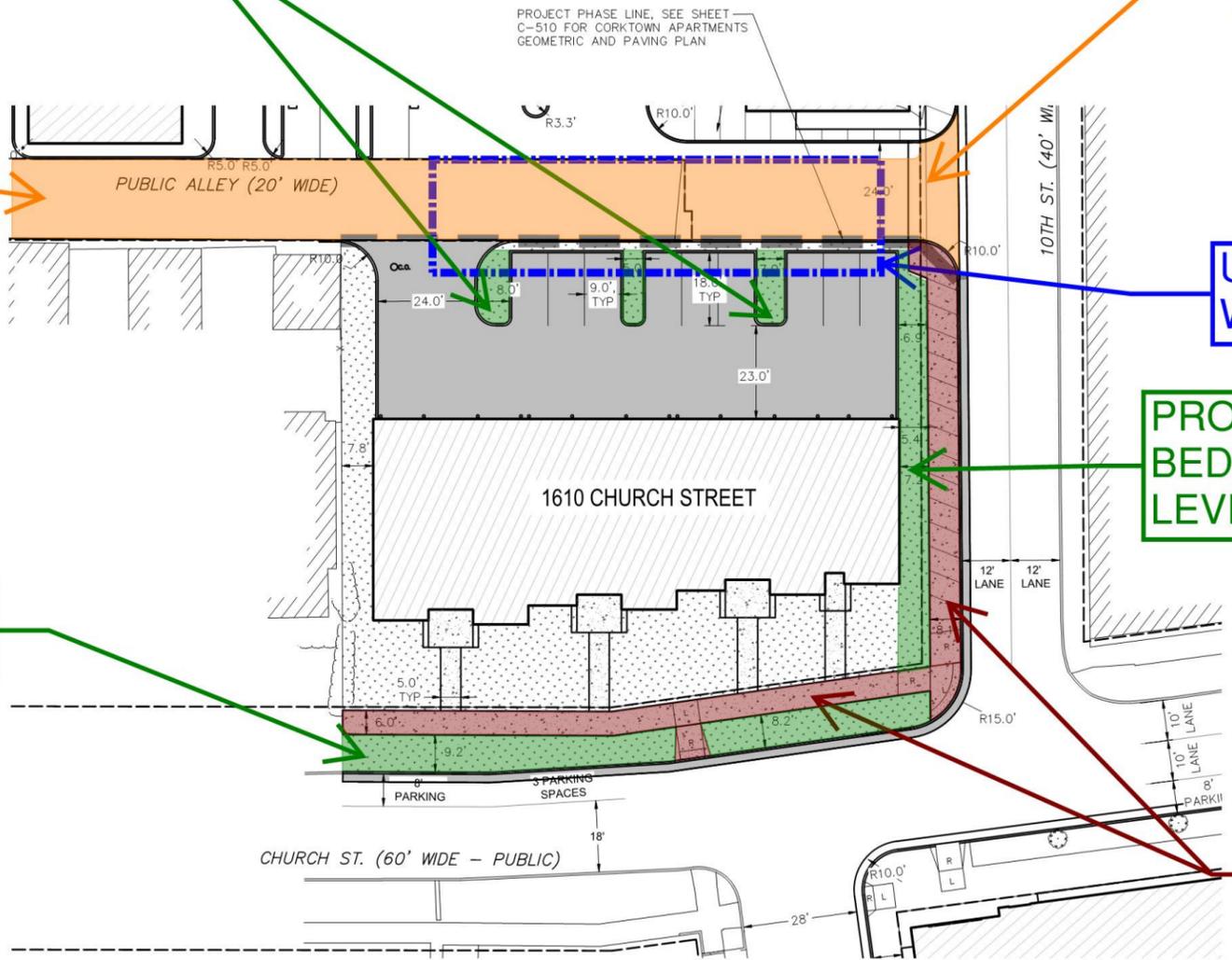
REPLACEMENT OF PUBLIC ALLEY

UNDERGROUND STORM WATER DETENTION

PROPOSED LANDSCAPED BEDS WITH PEDESTRIAN LEVEL LIGHTED BOLLARDS

PROPOSED LANDSCAPED AREA WITH STREET TREES

REPLACEMENT OF CURBS AND SIDEWALKS



PAVING PLAN - LEGEND

- 4" CONCRETE SIDEWALK PAVEMENT
- 6" CONCRETE SIDEWALK PAVEMENT
- 8" CONCRETE PAVEMENT
- PAVEMENT REPAIR PER CITY OF DETROIT STANDARDS AND SPECIFICATIONS
- ASPHALT PAVEMENT
- LANDSCAPING, SEE SHEET L-100 FOR PLANTING LOCATIONS AND SPECIES

1 PAVING PLAN  
C-510 1" = 20'

PROPOSED LANDSCAPED  
AREAS WITH TREES

PROPOSED  
LANDSCAPED AREAS

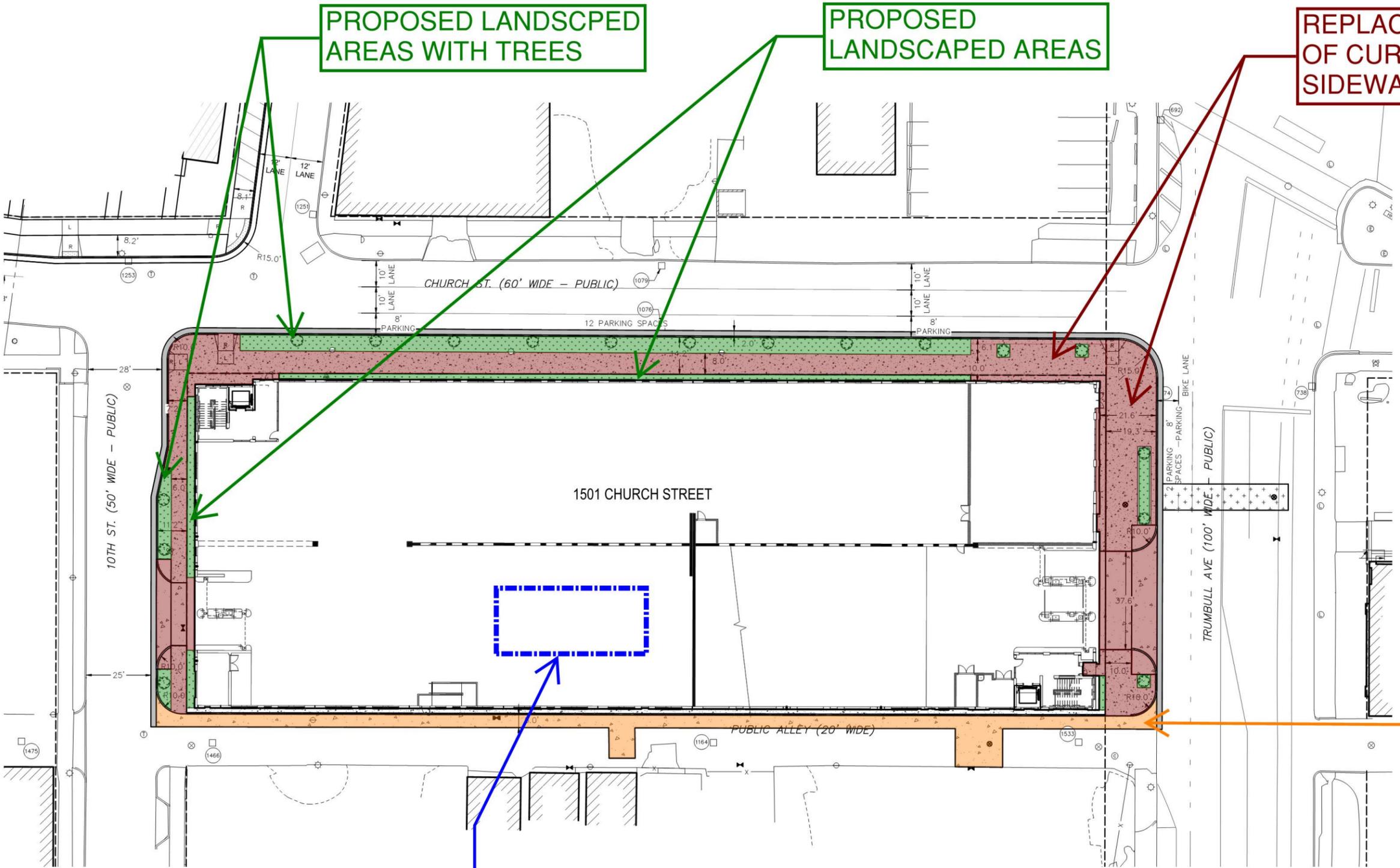
REPLACEMENT  
OF CURBS AND  
SIDEWALKS

PAVING PLAN - LEGEND

- 4" CONCRETE SIDEWALK PAVEMENT
- 6" CONCRETE SIDEWALK PAVEMENT
- 8" CONCRETE PAVEMENT
- BRICK PAVERS
- PAVEMENT REPAIR PER CITY OF DETROIT STANDARDS AND SPECIFICATIONS
- ASPHALT PAVEMENT
- LANDSCAPING, SEE SHEET L-100 FOR PLANTING LOCATIONS AND SPECIES

UNDERGROUND STORM  
WATER DETENTION

REPLACEMENT OF  
PUBLIC ALLEY



1 PAVING PLAN  
C-500 1" = 20'

 **CHRISTMAN** | **NORCON**

A JOINT VENTURE

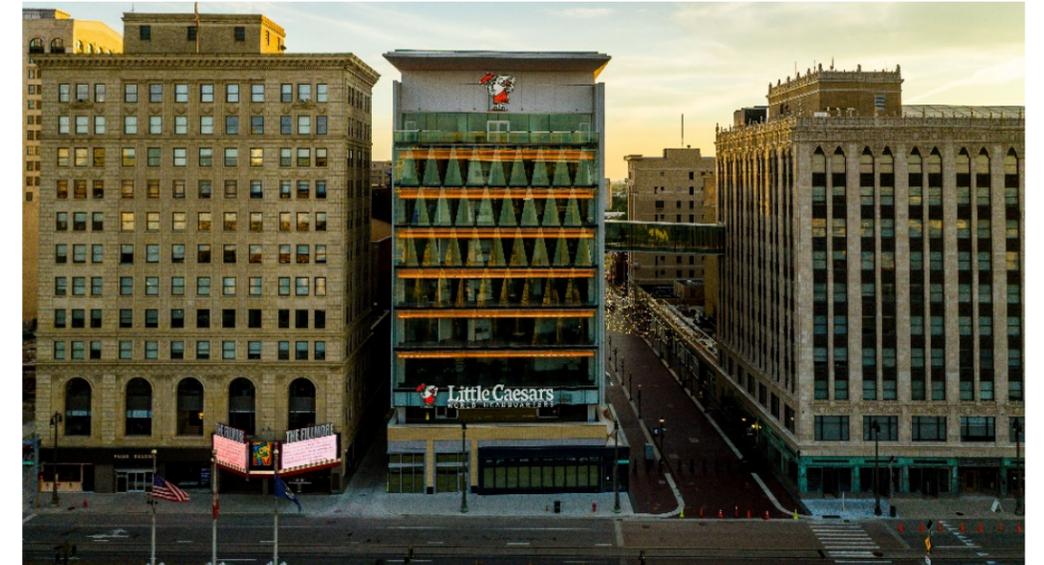
# CHRISTMAN/NORCON PARTNERSHIP

- Combining Both Firm's Collective Experience with Christman's 100-Year History in the City of Detroit.
- Christman was founded 126 years ago and has worked in the City of Detroit since 1911.
- In 1927 Christman began work on the Fisher Building and the Masonic Temple.
- Christman is currently renovating the Michigan Central Train Station in Corktown.
- Norcon is Chicago-based and is consistently sought out to take on challenging and architecturally-significant projects.
- The majority of Norcon's work is on tight urban sites.
- Norcon has extensive apartment building experience and has worked with this ownership team on several projects.
- Christman and Norcon are like-minded, high-performing, transparent companies.

**CHRISTMAN | NORCON**  
A JOINT VENTURE



# EXPERIENCE WITH URBAN SITES



**CHRISTMAN | NORCON**  
A JOINT VENTURE

# RESIDENT EXPERIENCE AND ENGAGEMENT

- PROJECT TEAM WILL BE ON SITE AND AVAILALABLE DURING CONSTRUCTION
- A HOTLINE WILL BE ESTABLISHED DIRECT TO THE PROJECT TEAM
- REGULAR UPDATES WILL BE DISTRIBUTED VIA EMAIL TO THE COMMUNITY

## CHRISTMAN | NORCON A JOINT VENTURE



UHS + Beaumont  
Behavioral Healthcare  
Hospital – Dearborn MI



- Current Major Activities/Tasks**
- Installation of Ductwork
  - In - Wall MEP Rough - In
  - Level 2 Area A and B Drywall
  - Drywall Finishing and Prime Paint
- Upcoming Major Activities/Tasks (Next 2 weeks)**
- In - Wall Rough - In Sign off Area A, B, & E
  - Start of Drywall on Level 1
- Milestones/Successes**
- In wall Inspections on Level 1 Area A and B
  - First Coat of Paint in Level 2 Area D



Site Camera - Looking South



Level 2 Area D - Corridor Prime and Paint



Level 2 Area D - Patient Room Prime and Paint



Level 2 Area D - Corridor Prime and Paint



Level 2 Area D - Patient Room Prime and Paint



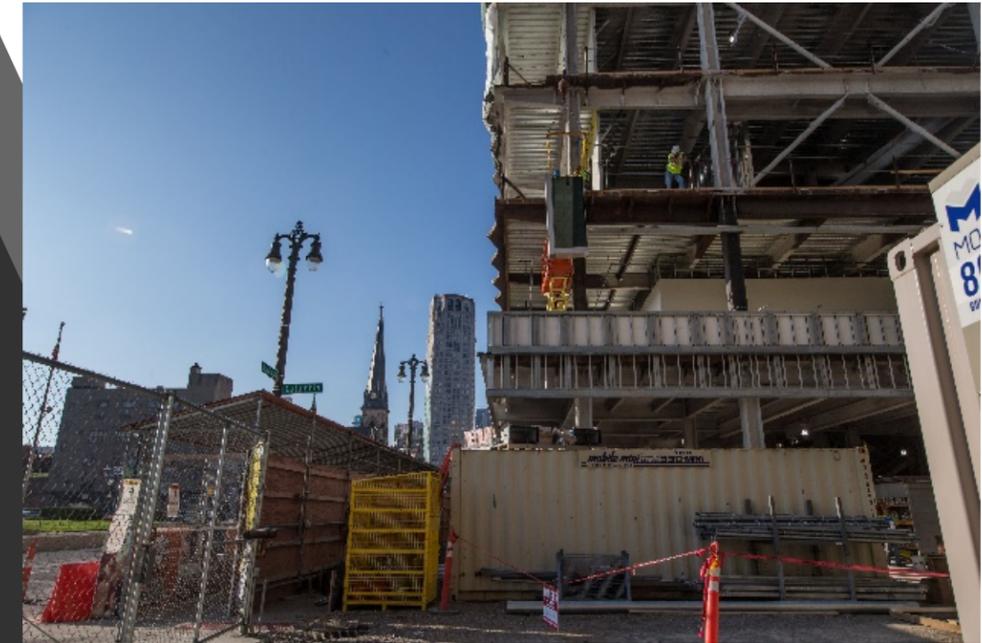
## DETROIT TRADESPEOPLE AND CITY-BASED COMPANIES

- Goals for employment of Detroit residents have been established and are in accordance with Executive Order requirements
- Strategies to maximize participation of Detroit-based subcontractors are being deployed
- Outreach is being developed to maximize Minority and Women-Owned Business participation

# CONSTRUCTION IMPACT MITIGATION

- THE SITE WILL BE FENCED AND SECURED
- WHERE POSSIBLE, THE FENCE WILL BE DRAWN IN AFTER WORK HOURS, TO MAXIMIZE ACCESS ON THE STREET
- SECURITY CAMERAS AND LIGHTS WILL BE STRATEGICALLY POSITIONED
- STREETS WILL BE CLEANED REGULARLY
- THE PROJECT SITE AND ALL STAGED MATERIALS WILL BE KEPT NEAT AND ORDERLY
- NETTING WILL BE USED TO MITIGATE DUST
- NOISE-PRODUCING WORK WILL BEGIN AFTER 8:00 AM

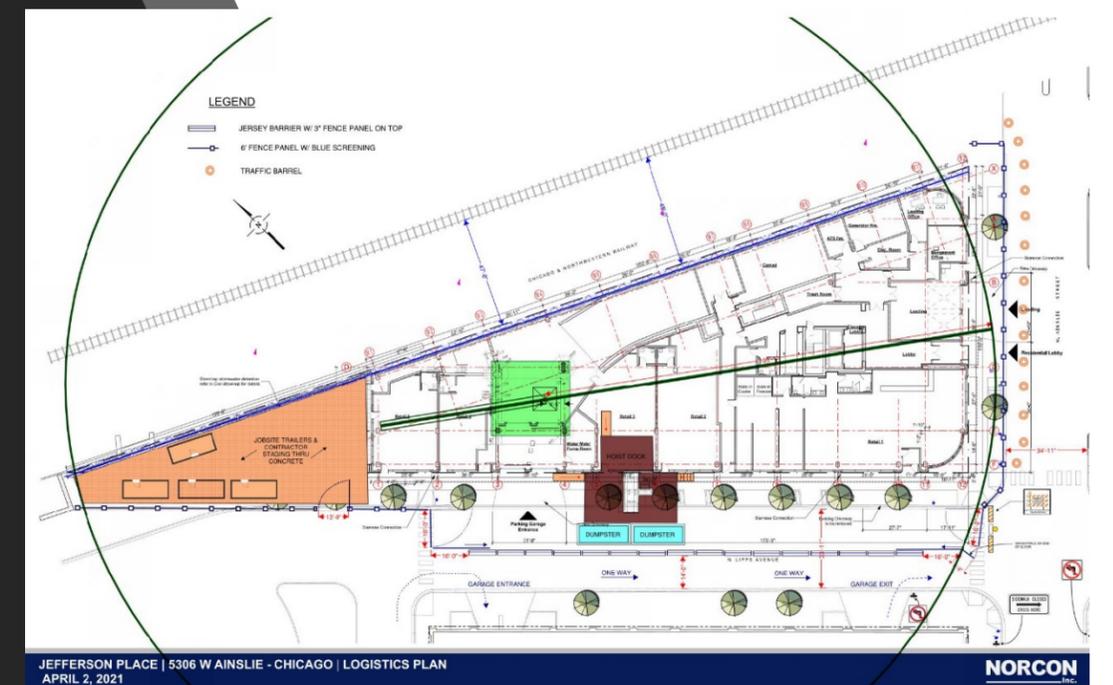
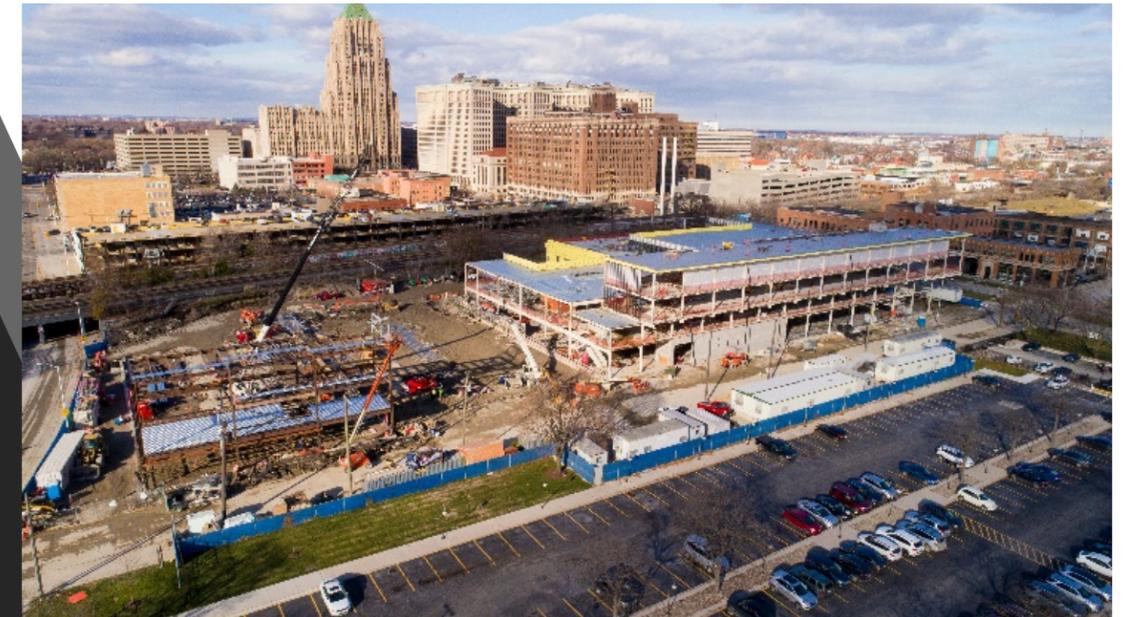
**CHRISTMAN | NORCON**  
A JOINT VENTURE



# LOGISTICS AND TRAFFIC FLOW

- A THOROUGH LOGISTICS PLAN IS BEING PREPARED AND WILL BE UPDATED AND REFINED DURING THE PROJECT, AS NEEDS DEVELOP
- ADJACENT LOTS HAVE BEEN SECURED FOR CONSTRUCTION WORKER PARKING AND MATERIAL STAGING TO MINIMIZE IMPACT ON RESIDENT PARKING
- TRAFFIC LANE, PARKING LANE, AND SIDEWALK CLOSURES WILL BE NECESSARY, BUT SAFE PASSAGES WILL BE PROVIDED AT ALL TIMES

**CHRISTMAN | NORCON**  
A JOINT VENTURE

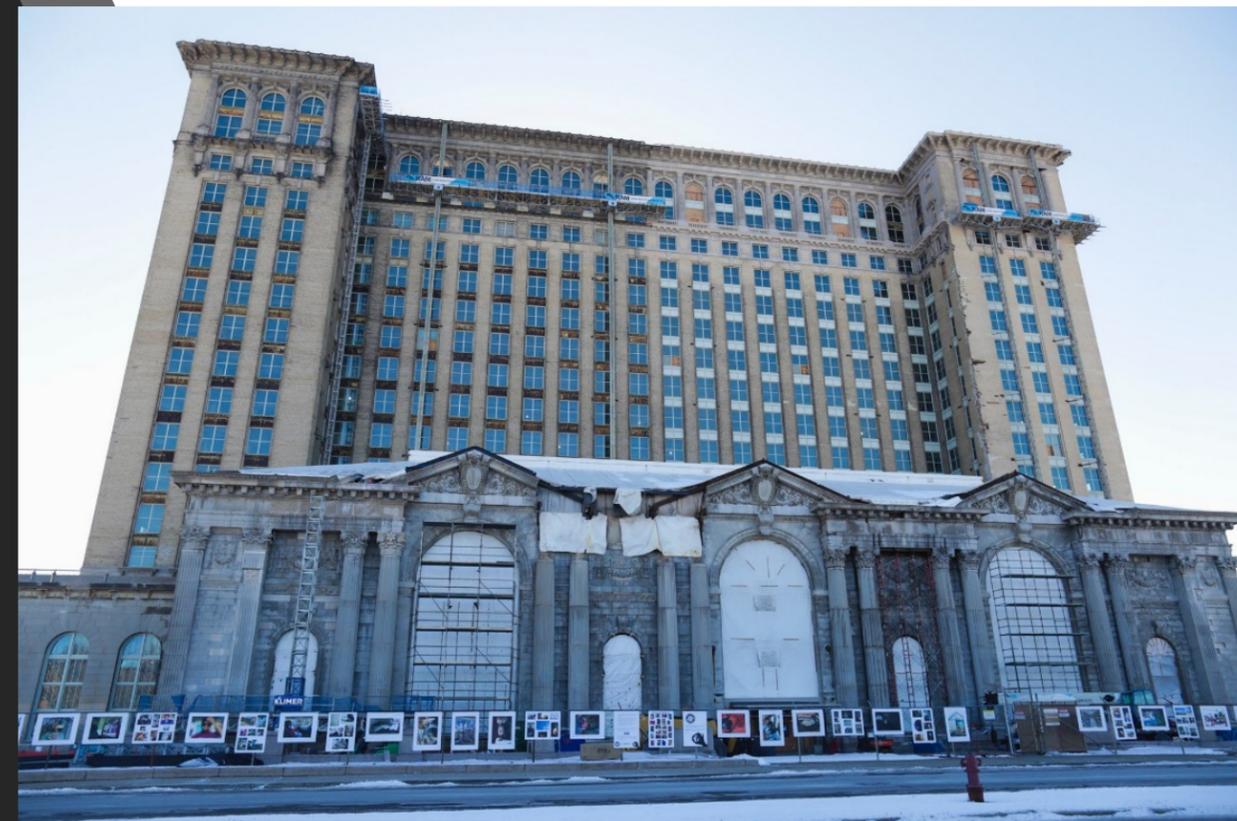


JEFFERSON PLACE | 5306 W AINSLIE - CHICAGO | LOGISTICS PLAN  
APRIL 2, 2021

**NORCON**  
INC.

# YOUR PARTNER IN CORKTOWN'S REVITALIZATION

**CHRISTMAN | NORCON**  
A JOINT VENTURE



# Program Summary & FAQ

## Site 1 Apartments

- 1611 Michigan Avenue
- 188 Apartment Units
- 490 sf – 1,188 sf Unit Sizes
  - 34% Studio
  - 50% One Bedroom
  - 16% Two Bedroom
- 30 Parking Spaces
- 7- Stories/ 82'-6" High
- 9,385 sf Retail

## Site 1 Townhomes

- 7 Townhomes
- 2&3 Bedrooms
- 2,415 sf – 2,942 sf
- 43'-6" Rear Setback
- 20' Front Setback
- 3 stories/35' high
- 7 Private Indoor Parking Spaces
- 9 Outdoor Parking spaces

## Site 2 Parking Garage

- 1501 Church St
- 35' High
- 3,000 SF of Retail
- 401 Garage Spaces
- 2 Elevator Cores and Stair Wells



# Neighborhood Advisory Council Q & A



DEPARTMENT OF  
Planning &  
Development

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CBO Meeting #3 – April 1, 2021

# General Q & A



DEPARTMENT OF  
**Planning &  
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# **NEXT CBO MEETING**

**MEETING 4: THURSDAY April 15<sup>th</sup>, 6:00pm – 8:00pm**

**MEETING REGISTRATION: <https://bit.ly/Michigan-ChurchCBO>**

**DIAL IN: 1-312-626-6799**

**MEETING ID: 853 3838 3620**

**MEETING LINK AND DIAL IN INFORMATION ARE THE SAME FOR ALL MEETINGS – IF YOU REGISTERED FOR TONIGHT, YOU HAVE THE LINK**

# THANK YOU!



DEPARTMENT OF  
**Planning &  
Development**

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## CBO Meeting #3 – April 1, 2021