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# MICHIGAN AND CHUCH STREET PROJECT

## COMMUNITY BENEFITS REPORT

**CITY OF DETROIT  
PLANNING AND DEVELOPMENT DEPARTMENT  
May 27<sup>th</sup>, 2021**

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# **SECTION A.**

## **NOTICE OF PUBLIC MEETING AND IMPACT AREA**

## **A. NOTICE OF PUBLIC MEETING AND IMPACT AREA**

The Planning and Development Department determined that the Michigan and Church Street Project qualified as a Tier 1 development under the City of Detroit's Community Benefits Ordinance due to the amount of investment to build this project and the amount of abated City taxes sought by the developer, Oxford Perennial.

The *Public Notice* of the first meeting was mailed out to over 1,230 residences within the Impact Area (see Figure 1: Impact Area Map). The meeting notice was also posted on the CBO project website and sent to representatives of the City Council, Legislative Policy Division (LPD), and the Department of Neighborhoods (DON). Additionally, hard copy flier notifications were distributed to key housing and commercial locations throughout the Impact Area.

The project Impact Area is located in Corktown, Detroit and comprises the entirety of Census Tract 5214. It is bound by I-75 on the North; M-10, 6th St on the East; Porter St., Labrosse St., Bagley St., and the Norfolk Southern Railroad Tracks on the South; and I-96/I-75 on the West.

The first Community Benefits Meeting for the Michigan and Church Street Project was held on **Thursday March 11<sup>th</sup>, 2021 at 6:00 pm.**

**Subsequent Public CBO Meetings were held at 6pm on March 18<sup>th</sup>, April 1<sup>st</sup>, April 15<sup>th</sup>, April 29<sup>th</sup>, and May 13<sup>th</sup>.**

Following CDC guidelines during the COVID-19 Pandemic, all public Community Benefits Ordinance (CBO) public meetings for the Michigan and Church Street Project took place virtually through Zoom with a dial in by phone option available. All meeting dates, zoom links, materials and documents were posted on the City of Detroit CBO Project Website ([www.detroitmi.gov/michigan-church](http://www.detroitmi.gov/michigan-church)) and distributed regularly via the City of Detroit Gov-Delivery e-mail list with 243 subscribers. Hard copies of materials were available upon request.



Figure 1: Impact Area

Sixty-Nine (69) people were recorded as attending the first meeting (not including City Staff or Development Team). The full public notice, pictured below, has been attached to this document under Appendix 3.

For future meetings schedule and all project info visit [www.detroitmi.gov/michigan-church](http://www.detroitmi.gov/michigan-church)

The City of Detroit invites you to attend the **COMMUNITY BENEFITS PUBLIC MEETINGS FOR MICHIGAN AND CHURCH STREET PROJECT**

La ciudad de Detroit le invita a participar de la **REUNIÓN PÚBLICA DE BENEFICIOS COMUNITARIOS PARA EL MICHIGAN AND CHURCH STREET PROJECT**

**1ST MEETING / 1ER REUNIÓN**  
THURSDAY MARCH 11, 2021  
JUEVES 11 DE MARZO, 2021  
6:00PM TO 7:30PM

**2ND MEETING / 2DA REUNIÓN**  
THURSDAY MARCH 18, 2021  
JUEVES 18 DE MARZO, 2021  
6:00PM TO 7:30PM

Information on CBO process and Project Introduction presented at both Meetings 1 and 2  
Información sobre el proceso de la CBO y la introducción del Proyecto presentada en las reuniones 1 y 2

**ADVANCE REGISTRATION REQUIRED / ES NECESARIO REGISTRARSE CON ANTELACION**

**Join Online / Únete en línea:**  
<http://bit.ly/Michigan-ChurchCBO>  
**OR dial by phone / O marcar por teléfono:**  
+1 312 626 6759

**Meeting ID / ID de reunión:**  
853 838 3620

Following CDC guidelines during the COVID-19 Pandemic, all public CBO meetings will take place virtually through Zoom. Siguiendo las pautas de las CDC durante la pandemia COVID-19, todos los Las reuniones de CBO se llevarán a cabo virtualmente a través de Zoom.

For more information on the project visit [www.detroitmi.gov/michigan-church](http://www.detroitmi.gov/michigan-church) or contact [Arden Goodman](mailto:Arden.Goodman@detrol.gov) at [Arden.Goodman@detrol.gov](mailto:Arden.Goodman@detrol.gov)

Mediante notificación en línea o por correo electrónico, la ciudad de Detroit ofrece servicios de interpretación en las reuniones de CBO. Para obtener más información sobre el proyecto, visite [www.detroitmi.gov/michigan-church](http://www.detroitmi.gov/michigan-church) o llame al número 312-626-6759, envíe un correo electrónico a [Arden.Goodman@detrol.gov](mailto:Arden.Goodman@detrol.gov) o registre su nombre en [www.detroitmi.gov/michigan-church](http://www.detroitmi.gov/michigan-church).

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

Resident  
1234 Michigan Ave.  
Detroit, MI 48216

**LEGAL MEETING NOTICE**  
TO RESIDENTS IN THE NOTICED AREA, Community Benefits Public Meeting for Michigan and Church Street Project proposed at 1611 MICHIGAN AVE. and 1501 CHURCH ST

**AVISO DE REUNION LEGAL**  
A LOS RESIDENTES DE LA ZONA NOTIFICADA, Reunión Pública de Beneficios Comunitarios de Michigan and Church Street Project, propuesta en 1611 MICHIGAN AVE. Y 1501 CHURCH ST

**IMPACT AREA:** The project impact area is located in Corktown, Detroit and comprises the entirety of Census Tract 5214. It is bound by I-75 on the North, M-10, 6th St on the East, Porter St, Labrosse St, Bayley St, and the North/Southern Railroad Tracks on the South and I-96/I-75 on the West.

**IMPACT AREA:** El área de impacto del proyecto está ubicada en Corktown, Detroit y comprende la totalidad del área de censo 5214. Esta delimitada por la I-75 al norte, la M-10 y 6th St al este, Porter St, Labrosse St, Bayley St y las vías del ferrocarril North/Southern al sur y la I-96/I-75 al oeste.

**Important Notice:** Your address is located within the designated notice area of the Michigan and Church Street Project. Please open this Mailer for Details

**Notificación importante:** Su dirección se encuentra dentro del área de notificación designada del proyecto de desarrollo de Michigan and Church Street Project. Abra este correo para conocer los detalles.

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

**¿Este es un aviso importante para obtener información acerca de los beneficios para la comunidad y otros impactos que pueden afectarlo?**

**WHAT IS DETROIT'S COMMUNITY BENEFIT 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.

**¿QUÉ ES LA ORDENANZA DE BENEFICIOS COMUNITARIOS DE DETROIT?**  
La Ordenanza de Beneficios Comunitarios (ORDENANZA N.º 35-16) es una ley que exige que los promotores inmobiliarios se comprometan de forma proactiva con la comunidad para identificar los beneficios comunitarios y abordar los posibles impactos de ciertos proyectos de desarrollo. La ordenanza fue aprobada por los votantes de Detroit en 2016.

**Members of the NAC are expected to attend all scheduled public meetings during the CBO process: consisting of at least 5 meetings over a period of 2-3 months. Attend the first CBO meeting on March 11th to learn more about this project and how you can participate in this public process. During the second CBO Meeting on March 18th, 2 NAC members will be elected by Impact Area Residents.**

**Se espera que los miembros del NAC asistan a todas las reuniones públicas programadas durante el proceso de la CBO, consistentes en al menos 5 reuniones durante un período de 2 a 3 meses. Asista a la primera reunión de la CBO el 11 de marzo para saber más acerca de este proyecto y la forma en que puede participar en este proceso público. Durante la segunda reunión de la CBO el 18 de marzo, los residentes del área de impacto elegirán a 2 miembros del NAC.**

**For more information, visit [www.detroitmi.gov/michigan-church](http://www.detroitmi.gov/michigan-church) or contact Arden Goodman at [Arden.Goodman@detrol.gov](mailto:Arden.Goodman@detrol.gov)**

**Para obtener más información, ingrese a [www.detroitmi.gov/michigan-church](http://www.detroitmi.gov/michigan-church) o póngase en contacto con Arden Goodman en [Arden.Goodman@detrol.gov](mailto:Arden.Goodman@detrol.gov)**

**GENERAL INFORMATION FOR PROPOSED TIER 1 CBO DEVELOPMENT: MICHIGAN AND CHURCH STREET PROJECT**

**INFORMACIÓN GENERAL PARA EL PROYECTO DE CONFORMIDAD CON LA CBO DE NIVEL 1 PROPOSTO: MICHIGAN AND CHURCH STREET PROJECT**

The Developer (Oxford Perennial), which consists of Oxford Capital, Hunter Pasteur and the Forbes Company, has placed under contract and/or acquired several parcels in the Corktown Neighborhood. Site 1 is located at 1611 Michigan Avenue and Site 2 is located at 1501 Church Street. **Oxford Perennial intends to develop a mixed use, 188 unit apartment complex with 12,451 SF of retail space, 7 Townhomes, 46 surface level spaces and a 401 space parking garage.**

El desarrollador ("Oxford Perennial"), que consta de Oxford Capital, Hunter Pasteur y Forbes Company, ha firmado un contrato y/o ha adquirido varias parcelas en el barrio de Corktown. La parcela 1 está situada en 1611 Michigan Avenue y la parcela 2 en 1501 Church Street. **Oxford Perennial tiene la intención de desarrollar un complejo de apartamentos de uso mixto de 188 unidades con 12,451 pies cuadrados de espacio comercial, 7 casas adosadas, 46 espacios de superficie y un garaje de 401 espacios de estacionamiento.**

**Site 1 will consist of a 188 unit apartment building of which 20% of the units will be affordable to those earning no more than 80% of Area Median Income (\$50,240 or less for a two-person household). Units will range in size from 400SF to 1385SF and will include a mix of studio, 1 bedroom and 2 bedrooms. Fronting Michigan Avenue, the ground level of the apartment building will contain 9,395 SF of retail space. At the corner of 10th Street and Church, 7 Townhomes will front Church Street. The Townhomes will range from 2,236 to 2,731 SF and include 2 and 3 bedrooms. Site 2 will consist of a 3 story, 401 space parking garage. 3,066 SF of retail is also planned for the corner of Church and Trumbull.**

**El sitio 1 consistirá en un edificio de apartamentos de 188 unidades, de las cuales el 20% serán accesibles para aquellos que no ganen más del 80% del ingreso medio del área (\$50,240 o menos para un hogar de dos personas). El tamaño de las unidades oscilará entre 400 pies cuadrados y 1388 pies cuadrados e incluirá una combinación de apartamentos tipo estudio, de 1 y 2 dormitorios. La planta baja del edificio de apartamentos, que da a la Avenida Michigan, tendrá 9,385 pies cuadrados de espacio comercial. En la esquina de 10th Street y Church, 7 casas darán a Church Street. Las casas oscilarán entre 2,236 y 2,731 pies cuadrados e incluirán 2 y 3 dormitorios. El sitio 2 consistirá en un garaje de 3 pisos y 401 espacios de estacionamiento. También se han previsto 3,066 pies cuadrados de tiendas en la esquina de Church y Trumbull.**

The project seeks full governmental approvals by the third quarter of 2021 with a goal to commence construction by the fourth quarter of 2021.

El proyecto busca la aprobación gubernamental completa para el tercer trimestre de 2021 con el objetivo de comenzar la construcción para el cuarto trimestre de 2021.

**Anticipated Project 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:

**Impactos previstos del proyecto:** El NAC trabajará directamente con el promotor y establecerá beneficios para la comunidad, que se incluyen en el acuerdo de desarrollo final aprobado por el Ayuntamiento de Detroit. La ciudad de Detroit está al tanto y reconoce las preocupaciones que ha expresado la comunidad en relación con este proyecto en las siguientes áreas:

**Construction**  
-Noise, dust and demolition of any existing structures  
-Street and sidewalk closures  
-Construction hours and equipment staging

**Diseño del sitio y tráfico de vehículos**  
-Acceso público a los espacios de estacionamiento disponibles  
-Conectividad del sitio, flujo de tráfico y acceso de vehículos a través del sitio  
-Impacto de la construcción en el corredor de la Avenida Michigan: experiencia peatonal, tránsito público y la designación de zonificación conocida como Traditional Main Street Overlay (Aspecto de la calle principal tradicional)

**Jobs**  
-Jobs created and access to jobs for Detroiters  
-Hiring/ prioritizing Detroit-based sub-contractors

**Emples**  
-Empleos creados y acceso a empleos para los habitantes de Detroit  
-Contratación / priorización de subcontratistas de Detroit

**Housing and Retail**  
-New market rate and affordable housing units in the neighborhood  
-Access to retail space for local and small businesses  
-Attracting retail businesses that meet the needs of neighborhood

**Vivienda y comercio minorista**  
-Nuevas viviendas a precio de mercado y asequibles en el barrio  
-Acceso a espacios comerciales para los negocios locales y pequeños  
-Atracción de negocios minoristas que atienden a las necesidades del barrio

# **Section B.**

**NEIGHBORHOOD ADVISORY COUNCIL  
DEVELOPER  
CITY OFFICIALS**

## **B. Neighborhood Advisory Council (NAC)**

<b>Neighborhood Advisory Council Member</b>	<b>Appointment by:</b>
Debra Walker	Impact Area Resident Selection
Hilliard Hampton III	Impact Area Resident Selection
Taurean Thomas	Council President Brenda Jones
Brandon Lockhart	Council Member At-Large Janeé Ayers
Dorothy Bennick	District 6 Council Member Raquel Castañeda-López
David Esparza	PDD Dir. Katharine Trudeau
Brian Moore	PDD Dir. Katharine Trudeau
Bob Roberts	PDD Dir. Katharine Trudeau
Maggie Shannon	PDD Dir. Katharine Trudeau
Kevin Pines	Alternate Non-Voting NAC Member

### **Michigan and Church Street Project Development Team on behalf of Developer: Oxford Perennial Corktown PropCo, LLC**

- Seth Herkowitz - Hunter Pasteur Homes
- Randy Wertheimer - Hunter Pasteur Homes
- Matthew Kalt - Oxford Capital
- John Rutledge - Oxford Capital
- Sheila Cockrel - Crossroads Consulting
- Matt Walters - Walters and Associates

### **City of Detroit Officials**

**Planning and Development (PDD):** Katharine Trudeau, Karen Gage, Jermaine Ruffin, Aaron Goodman

**Mayor's Office:** Amanda Elias

**Department of Neighborhoods (DON):** Eva Torres, Antonio Mora-Mills, Vince Keenan

**Legislative Policy Division Representative (CPC):** Christopher Gulock

**City Council:** Raquel Castañeda-López - Councilmember for District 6, Janeé Ayers - At-Large Councilmember, Brenda Jones - Council President

**Detroit Economic Growth Corporation (DEGC):** Nevan Shokar

**Detroit Brownfield Redevelopment Authority (DBRA):** Cora Capler

# **Section C.**

**PROJECT IMPACTS / REQUEST FROM NAC**

# The Michigan and Church Street Project Impact List

Submitted April 29<sup>th</sup>, 2021

## Michigan-Church Street Development Neighborhood Advisory Council Identified Impacts and Requested Actions

### IMPACT LIST: APRIL 29, 2021

#### Maintain historic storage building \$\$ (TBD)

Rehabilitate entire Downtown Detroit Storage building for a different use. Acknowledge the history of the site.

Create a buffer between parking structure and community

Engage community for possible re-use plans for the existing storage building.

Commit to providing a minimum of 401 parking spaces, without creating new surface lots.

#### Traffic Impact / Safety / Walkability \$\$ (TBD)

There are concerns about increased traffic, increased volume of cars, relative to neighborhood safety for children and walkability. Please respond with how these concerns will be mitigated.

Limit garage vehicle egress so that travel is not permitted toward the residential neighborhoods

Extend and provided security to also patrol neighborhood

Support obtaining 4-way STOP signs at Church & 10th

Support more protected bike lanes

Provide funding for Corktown DPD Compstat, which is a monthly meeting lead by DPD and administered by WSU's Center for Urban Studies. Attendees include the FBI, Homeland Security, Border Patrol, Department of Corrections, Security officers from DTE, Ford, Motor City Casino, Rock Financial, WCCCD, and others, along with HEAT, the community and the Corktown Business Association to identify crime patterns to deter crime in the area. Cost is for data analysis and coordination with partners. Annual Cost = \$15,000

Update traffic study to also include pedestrian traffic

#### Maintaining / Enhancing Neighborhood Character \$\$ (TBD)

Concerns of light pollution from garage and new development into residential areas. Request: Limit light from new developments to 0.1 footcandles as maximum vertical illuminance in any point in the plane of the property line facing residential properties per IES Model Lighting Ordinance for Lighting Zone 1.

Contribute to the home improvement grant for Impact Area residents - \$\$

Install new historically appropriate street lighting along Church and Leverette, compatible with that planned for 10th - \$\$

Support outreach initiatives of St. Peter's Church - \$\$

Incorporate recognition of previous Saw Mill into project

Developer commits to continue community engagement beyond project completion

Provide visual and acoustic screening at public amenity deck (towards residential properties)

#### Affordable Housing (TBD)

The community is concerned that 20% of units at 80% AMI will not adequately address the needs of community. Request: Provide 5% of units at 80 AMI, 5% of units at 60 AMI, and 5% of units at 40 AMI.

Provide affordable units within the full range of unit types available.

## **Parking \$\$ (TBD)**

With the mobility movement coming in future, can the parking structure be built so that it could be modified to other uses at a later date, ie, Future Proofing?

Can other (i.e. Ford garage) structures or lots be utilized for employee parking and long term parking with shuttles used to transport those people?

Reserve number of parking spaces for Corktown residents / guests, (on a need basis) at no charge

Provide free transit passes for renters/owners of the units to avoid the need for them to have to have a car

Provide garage parking spaces for ride share vehicles type vehicles (such as Zipcar)

Free parking for businesses to validate customer's patronizing local businesses

Pay for Residential Parking permits -- \$\$ At current costs per car/per yr

Provide parking study to include Ford and other structures being built

Have other Detroit hotels (before covid) been studied as to the number of cars they park for their guests versus what happens in other cities?

House all parking for hotel and housing in the parking garage, and not on-street parking.

Provide updated parking plans (with preservation of entire storage building) and proposed fee structure to NAC and community to review.

One way signs at 10th corner of Church / Leverette directing traffic only to Trumbull

## **Environmental Concerns**

Provide sustainable design elements in the new project beyond code minimums and ASHRAE requirements.

Provide energy star appliances, water-conserving plumbing fixtures, and energy efficient lighting.

Provide recycling services to residents in apartments and townhouses.

Provide EV charging stations in the new garage.

Design alleyways as green alleys to improve pedestrian travel and reduce hardscape.

Follow LEED guidelines for certification (but not necessarily having to go through LEED process)

Consider designing apartment building as a net-zero development, utilizing PACE funding.

## **Retail / Workforce - \$\$ (TBD)**

Commit in writing that at least 51% of permanent full and part-time jobs will be to Detroit residents.

Contribute to workforce training initiative \$\$ (TBD)

Work with local non-profits, ie, Detroit Hispanic Development Corp, Mercy Education Project, to provide intern opportunities

There are concerns that the current retail rental rates will be unaffordable to local small business owners. Consider providing some smaller retail areas and decreased rents to local businesses. Provide at least 30% of retail space at smaller leasable areas that can be available to local small businesses with a 50% reduction from market rates for five years from completion of project. Consider that this space could be a collective space shared between multiple retail tenants.

Consider designing white box retail spaces with flexibility and infrastructure to incorporate possible restaurant tenants.

Conduct an area wide market study to determine what businesses residents / guests want / need. This legacy of unique and diverse small businesses must be honored and continued. This should include concessions and affordability to make the retail spaces accessible to mom and pop shops vs. chains, with priority given to existing residents of Greater Corktown. Encourage small convenience shops with longer hours.

Work with Motor City Match for local tenants to get them help with tenant up front costs and identify entrepreneurs for retail spaces.

Concern about too much traffic on Trumbull if Bucharest Grill moves to Trumbull

Commit in writing that at least 51% of contractors to be Detroit-based

### **Construction Mitigation \$\$ (TBD)**

Mitigate noise concerns due to direct proximity to a residential neighborhood. Request: Limit noise-making construction to hours between 8:30am-7:00pm weekdays only.

Limit dirt, dust, and other particulate materials from construction site to exceed BSEED requirements.

Request: Sweep the streets and remove debris weekly.

Preserve use of bike lane on MI Ave during construction.

Agree to patronize businesses and vendors within impact zone during construction process.

Provide an online portal for project information, environmental reports, road closure, and other construction information.

Provide a phone number and email for resident complaints to developer during construction process.

City to share number for BSEED regarding construction concerns on the CBO website during the construction process.

Provide a fenced enclosures and security for the construction sites.

Provide all parking for construction, construction staging, and construction traffic needs off-site and not in residential neighborhoods (Including, but not limited to, Church, 10th St south of Church, 11th St, and Leverette).

Recognize the inconvenience (vouchers for cleaning, furnace filters, etc) residents will experience from the construction by paying them some nominal amount, not to be considered compensation for any significant damage to their property they may experience. - \$\$

### **Community Investments -- \$\$ (TBD)**

Provide 10% of \$10M rebate over ten years = \$100,000 / year to the community

Provide funding to upgrade Murphy Play lot basketball court - \$\$

Allow nominal fee membership for Corktown residents to use the apartment amenities - pool, gym

Provide free community Space for meetings, events, etc.

Fund local art by Detroit artists. Request: Provide minimum two works of public art either on project site or elsewhere within impact area. \$\$

Donate to the Corktown Historical Society -- \$\$

Join Corktown Business Association and participate in Business Improvement Zone \$\$ TBD

### **Community Assurances**

Developer will adhere to the Detroit zoning and traditional main street overlay requirements

Commit in writing that facades along MI Ave (80%), 10th, and 11th and at parking garage will be at least 60% brick masonry material.

Developer follows the same historic (HDC) requirements as the residents must with their homes

Commit in writing that the townhouse construction along Church St will continue to match the building heights and setbacks of the neighborhood as currently shown.

Commit in writing that the alleyway will provide thoroughfare at project completion.

Agree to develop the project to follow pedestrian-focused urban design.

### **Other Opportunities (TBD)**

Propose a moratorium of demolishing property in Historic Corktown

Residential parking permits must be last step in controlling any overflow

Suggest developer refer to [www.reformdetroitparking.org](http://www.reformdetroitparking.org)

Community has shown support for a taller garage or underground garage if needed.

# **Section D.**

**APPROVED COMMUNITY BENEFITS PROPOSAL**

May 13, 2021

Katy Trudeau  
Director of Planning and Development  
City of Detroit  
2 Woodward, Suite 808  
Detroit, MI 48226

**Re: Neighborhood Advisory Council Letter of Support for the Michigan and Church Street Community Benefits Agreement**

Ms. Trudeau:

The Michigan and Church Street Neighborhood Advisory Council (the “NAC”) was established on Thursday April 1, 2021 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 Seth Herkowitz representing Hunter Pasteur for Oxford Perennial (the “developer”) and his team, City staff, and members of the public to better understand the proposed Michigan and Church Street Project, hear community concerns, and ultimately provide a list of impacts and concerns to the development team.

The developer (‘Oxford Perennial’), which consists of Oxford Capital, Hunter Pasteur, and the Forbes Company, has placed under contract and/or acquired several parcels in the Corktown neighborhood. Site 1 is located at 1611 Michigan Avenue and Site 2 is located at 1501 Church Street. Oxford Perennial intends to develop a mixed-use, 188 unit apartment complex with 12,451 square feet of retail space, 7 Townhomes, and a 216 space parking garage.

Despite the challenges of the COVID-19 pandemic which required all meetings to be held virtually, the Michigan and Church Street Neighborhood Advisory Council engaged in extensive community outreach, conducted a neighborhood survey, and hosted several community meetings in addition to the 6 public CBO meetings organized by the Planning and Development Department. This community input informed the NAC’s preparation of a Community Impacts Report in response to the proposed development. The Community Impacts Report was presented and reviewed with the public and the developer at CBO Public Meeting #5, held on Thursday, April 29<sup>th</sup> 2021 at 6:00pm. The NAC hosted a public meeting on Wednesday May 5<sup>th</sup> to review the developer’s initial responses and then a follow up meeting with the developer on Friday May 7<sup>th</sup> to further discuss the proposal. The revised responses to the NAC Impact Report were presented by the developer and reviewed with the NAC and the public at CBO Public Meeting #6, held on Thursday May 13<sup>th</sup>, 2021 at 6:00pm.

The NAC is pleased to offer this letter of support for the approval of the Michigan and Church Street Project’s Tier 1 Community Benefits Provision. The NAC welcomes the Michigan and Church Street Project to Corktown and looks forward to working with members of the City’s administration and the development team to create a stronger community for all.

Sincerely,

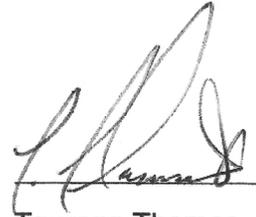
The Michigan and Church Street Neighborhood Advisory Council



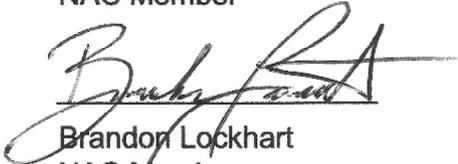
Debra Walker  
NAC Member



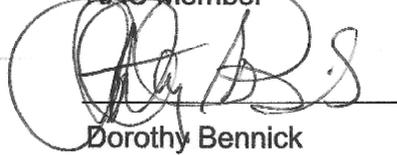
Hilliard Hampton III  
NAC Member



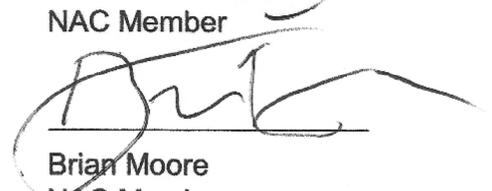
Taurean Thomas  
NAC Member



Brandon Lockhart  
NAC Member



Dorothy Bennick  
NAC Member



Brian Moore  
NAC Member



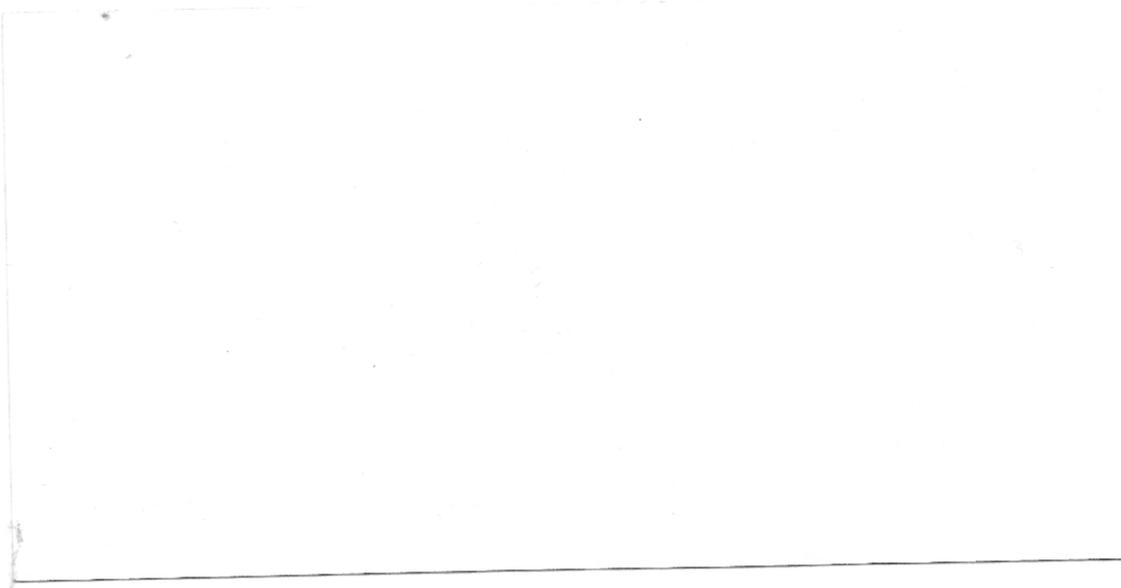
Bob Roberts  
NAC Member



Maggie Shannon  
NAC Member



David Esparza  
NAC Member



## **EXHIBIT A**

### **DEVELOPER'S COMMITMENTS**

#### **(Michigan and Church Street Project)**

DEVELOPER hereby agrees to the following with respect to the Project:

#### **1. MITIGATION OF PROJECT CONSTRUCTION**

##### **A. Impact – Hours of Construction**

- i. DEVELOPER will limit construction hours to the period of 7am to 7pm Mondays through Fridays and 8am to 7pm on Saturdays.

##### **B. Impact – Dust Control**

- i. DEVELOPER will meet or exceed BSEED requirements. The general contractor will use best practices for dust mitigation including netting on site fencing, netting on guardrails, regular street sweeping, and diligent on-site clean-up. Developer's dust mitigation efforts will also meet the standards of MIOSHA

##### **C. Impact – Communication**

- i. DEVELOPER will provide an online portal for project information, environmental reports, road closure, and other construction information.
- ii. DEVELOPER will provide a phone number and email for resident complaints to developer during construction process.
- iii. CITY will post BSEED number for construction complaints on Project CBO website at [www.detroitmi.gov/michigan-church](http://www.detroitmi.gov/michigan-church)

##### **D. Impact – Patronize Local Businesses**

- i. DEVELOPER agrees to patronize businesses and vendors within Project Impact Area during construction process. In collaboration with Corktown Business Association, DEVELOPER will provide a directory of local businesses in Corktown to all Project construction trades, subcontractors, related consultants, and workers on a quarterly basis during the construction period.

##### **E. Impact – Security, Accessibility, and Parking during Construction**

- i. DEVELOPER commits that contractor parking will not be on the street or in the neighborhood. DEVELOPER has an existing surface parking lot under contract for staging and contractor parking.

- ii. DEVELOPER commits that prior to the start of construction, the work site will have a fenced enclosure and the construction site will be fully secured with fencing and security cameras.
- iii. DEVELOPER will make best efforts to keep Michigan Avenue bike lanes open during construction in coordination with MDOT and the City of Detroit.
  - a. Safety concerns will take priority in the decision-making process as to whether bike lanes can be remain open during construction.

## **2. WORKFORCE AND LOCAL HIRING**

### **A. Impact - Local Hiring for Construction Jobs**

- i. DEVELOPER will comply with the terms set forth in City of Detroit Executive Order 2016-1 requiring that at least 51% of the workforce on publicly funded construction projects be bona-fide Detroit residents.

### **B. Impact – Local Hiring for Permanent Jobs**

- i. DEVELOPER will submit a local hiring plan for permanent jobs as part of its tax abatement application to be evaluated and approved by Detroit Civil Rights, Inclusion, and Opportunity Department (CRIO).
- ii. DEVELOPER has committed the following in its local hiring plan submitted to the CITY:
  - a. To engage Detroit at Work as its primary staffing partner for both the Godfrey Hotel and any direct employment related to the apartment building and the parking garage for the Project.
  - b. Develop and implement a Detroit at Work Staffing Plan
  - c. Post all Detroit job openings through DetroitatWork.com
  - d. Ban the Box
  - e. Modify pre-employment screening and testing
  - f. Commit to an agreed-upon priority hiring window for all new positions
  - g. Commit to attending a New Employer Introduction meeting for Grow Detroit's Young Talent"

### **C. Impact – Internship Opportunities**

- i. DEVELOPER will share internship and employment opportunities with local non-profits such as Detroit Hispanic Development Corporation, Mercy Education Project and others as appropriate.

## **3. HISTORIC PRESERVATION**

### **A. Impact – Preserve Entire Downtown Storage Building**

- i. DEVELOPER will preserve the entire Downtown Storage Building and submitted this plan to the Detroit Historic District Commission.
- ii. DEVELOPER confirms that the preservation of the Downtown Storage Building will serve as a buffer between the parking garage and community.

**B. Impact – Acknowledge History of the Downtown Storage Building Site**

- i. DEVELOPER will commemorate the site's history as a Saw Mill by installing a commemorative plaque.

**C. Impact – Engage Community on Re-use Plans for Downtown Storage Building**

- i. DEVELOPER will hold 3 community meetings on possible re-use plans for the Downtown Storage Building in keeping with its demonstrated commitment to community engagement.
- ii. DEVELOPER will follow the City of Detroit Historic District requirements as applicable to their specific Projects.

**4. PARKING, TRAFFIC, WALKABILITY, AND SAFETY**

**A. Impact – Parking Spaces for Apartments, Retail, and Godfrey Hotel**

- i. DEVELOPER will meet the amount of parking spaces as required for the Project by applicable City of Detroit Zoning Ordinance. All required parking will be built prior to Project receiving Certificate of Occupancy.
- ii. DEVELOPER will meet the parking requirements for its Godfrey Hotel development as set forth by the City of Detroit Zoning Ordinance and the Tier 2 Community Benefits Agreement as previously agreed to with the City of Detroit.
- iii. DEVELOPER commits that all overnight traffic will be parked in the garage and zero on-street parking will be used by the Godfrey Hotel valet.
- iv. DEVELOPER will apply to City of Detroit Public Works to establish 15 minute street parking spaces alongside parking garage on Church Street, between Trumbull and 10th Street.
- v. DEVELOPER will consider the availability of any underutilized parking spaces in Project and evaluate the opportunity to join the Corktown Business Association's Shared Corktown Parking Program six months after the opening of the Project.

- vi. CITY through the Planning and Development Department commits to convene a committee of Corktown stakeholders to continue a broader parking conversation and support implementing the parking recommendations of the Greater Corktown Framework Plan. Planning and Development Department will convene this committee within six months of City Council approval of the Project's Tier 1 agreement.

**B. Impact – Parking Garage Design and Protecting Residential Neighborhood from Increased Traffic Flow**

- i. DEVELOPER confirms the primary ingress and egress for the parking garage is on Trumbull. The garage's secondary ingress and egress is located on Church Street, as far east as possible. This secondary entrance will serve 40 spaces along with bicycle storage, thus significantly reducing the volume of traffic accessing the garage off Church.

**C. Impact – Pedestrian Safety and Walkability**

- i. DEVELOPER confirms reduced parking garage capacity resulting reduced car volume at the site.
- ii. DEVELOPER will install new sidewalks, increase the size of the 10th Street sidewalk, and install street trees along Church, 10th, and Michigan Avenue frontages.
- iii. DEVELOPER will support additional traffic calming measures preferred by the community subject to any necessary studies proving such measures to be effective and that such measures are approved by the appropriate City of Detroit governing body.
- iv. CITY will support removing triangle street cut-through at intersection of Church and Trumbull pending results of study by Michigan Department of Transportation (MDOT).

**D. Impact – Neighborhood Safety**

- i. If DEVELOPER engages and contracts with a security firm for the apartment building and parking garage, DEVELOPER will commit to providing a neighborhood patrol.
- ii. The Corktown Neighborhood COMPSTAT will be administered by the Detroit Police Department at no charge, through their community COMPSTAT program.

**5. DESIGN AND SUSTAINABILITY**

**A. Impact – Building Heights, Materials and Setbacks**

- i. DEVELOPER commits that Project building facades will be consistent with the renderings as shown to the community. Developer will provide the NAC with the final elevations.
- ii. DEVELOPER commits that the townhouse construction along Church Street will continue to match the building heights and setbacks of the neighborhood as currently shown.
- iii. DEVELOPER confirms that the apartment building amenity deck is raised to approximately 3rd floor level of the townhomes and the roofs of the neighboring properties, obscuring views from the alley and Church Street. Activity in the amenity deck will be 16' above the alley limiting noise impact at street level. Decorative screening and landscaping will buffer the south edge of the amenity deck.

**B. Impact – Church Street and 11<sup>th</sup> Street Alleyways**

- i. DEVELOPER commits that the alley behind the apartment building will connect from 11th to 10th. A public access easement will be provided over the portion of private property that will connect the current dead end public alley to 10th Street. This will result in public access in the alley from 11th street to 10th street.
- ii. DEVELOPER confirms that two alleyways will be completely reconstructed as part of this project. The alleyways include two sections: a 20 ft. wide east-west section that runs from 11th Street and dead ends about 50 ft. west of 10th Street and a 18 ft. wide north-south section that runs from the east-west alley to an alley that runs east-west to 11th Street. These alleys will be constructed and maintained, as follows:
  - a. The Project will completely reconstruct the north-south and east-west sections of Public Alley to City Engineering standards adjacent to the 1611 Michigan Avenue and Townhouse projects. The project further will extend the concrete alley pavement to complete the alley's continuity and connect to 10th Street with an ADA accessible concrete alley approach. A public access easement will be provided to allow the public to use this private property to gain access to the alley and the adjacent residents' property.
  - b. The subject portion of public and private alley will be fully demolished with the concrete and soil removed and disposed of off-site. The alley will have new catch basins and manhole connections over the existing DWSD combined sewer installed to capture all storm water run-off from the public alley. All the private property, the two building sites and portion of the private alley will be captured by the storm water detention system. Further the project will enter into an agreement with the City Engineer to maintain the alley, ensuring the alley remains operational and draining property. The public alley will however remain public Right-of-Way and open to the public to use as permitted by the Department of Public Works.

- c. Per the City Engineering standards the alley is to be placed on an aggregate base and be installed with 8” non-reinforced concrete, pitched to the center with catch basins to provide drainage. A zero to 14’ wide green space will be provided along the alley. Along the south and western alley edge adjacent to the private residence a typical 6” green space will be placed between the edge of the concrete and the property line / Right-of-Way line. Where garages exist the alley pavement will be brought to the property line to the garage driveway pavement edge. The grading of this edge adjacent to the garages will be coordinated with the property owners.

**C. Impact – Light Pollution**

- i. DEVELOPER will limit light from new developments as described:
  - a. Limiting light from new developments to 0.1 footcandles as maximum vertical illuminance in any point in the plane of the property line facing residential properties per IES Model Lighting Ordinance for Lighting Zone 1. Subject to applicable City approval.
- ii. DEVELOPER will install safety wall mounted light fixtures in the alley behind the garage, facing residences on Leverette.

**D. Impact – Sustainability and Environmental Features**

- i. DEVELOPER will provide sustainable design elements in the Project beyond code minimums and ASHRAE (American Society of Heating, Refrigerating and Air-Conditioning Engineers) requirements.
- ii. DEVELOPER will provide Energy Star appliances, water-conserving plumbing, and energy efficient lighting in the Project.
- iii. DEVELOPER will provide recycling services to residents in Project apartments and townhouses. DEVELOPER intends to provide these services for the life of the building and will report on this commitment to the CITY for a period of 5 years.
- iv. DEVELOPER will provide Electric Vehicle (EV) charging stations in the Project parking garage.
- v. DEVELOPER will practice sustainable design to minimum Leadership in Energy and Environmental Design (LEED) and International Well Being Institute’s WELL Building Standards on this Project. DEVELOPER will not be seeking LEED or WELL certification for the Project.

**E. Impact – Compliance with City of Detroit zoning requirements**

- i. DEVELOPER will adhere to City of Detroit Zoning and Traditional Main Street Overlay (TMSO) requirements for Project.

## F. Impact – Pedestrian Focused Urban Design

- i. DEVELOPER commits that pedestrian focused urban design is a primary objective of the architecture and landscape design for Project. The overall design is focused on enhancement of the ground level pedestrian experience through active building frontages and sidewalk improvements.
- ii. Michigan Avenue and 10<sup>th</sup> Street: The entire length of the Michigan Ave and 10th Street frontage is programmed and designed for uses which will create a comfortable and active street environment day and night. Uses within the apartment building along Michigan Avenue and wrapping around the corner along 10th Street include commercial space, entry lobby and reception, as well as leasing office and apartment amenities. A second apartment building entrance will be located off 10th Street
  - a. The facades along Michigan Ave and 10th Street are broken up into smaller building volumes creating visual interest and individualized storefront identities.
  - b. At the center zone along Michigan Avenue the building is set back 5'-0" at the second floor to allow ground level to read independently from the building above...
  - c. Sidewalks will be rebuilt in conformance with the city's landscape standards with street trees, paving, and lighting.
  - d. 10th Street
  - e. The sidewalk along the west side of 10th Street will be improved along its length from the corner on Michigan to Church Street.
  - f. Additional landscaping and trees and lighting will also be installed within the townhouse property frontage along the 10th Street.
- iii. Church Street:
  - a. The Church street townhouses will be set back with landscaped yards to correspond to the front yards of the existing homes along Church Street.
  - b. Townhouse units will have front doors set back from Church Street with paved walkways to each unit.
  - c. East of 10th Street along the Storage building and the parking garage, the sidewalk will be improved with landscape and lighting.
  - d. The garage design recalls the look and feel of the historic industrial buildings of Corktown with punched windows in a brick façade. At the ground level gates are inserted in the openings recalling the ballpark gates of old Tiger Stadium.
  - e. At the corner of Church and Trumbull the future retail tenant will provide active frontage and outside sidewalk dining.

## **6. HOUSING AND RETAIL**

### **A. Impact – Affordable Housing**

- i. DEVELOPER will provide 10% of Project rental units as affordable to those with incomes of not more than 60% of the Area Median Income as defined by the Michigan State Housing Development Authority (MSHDA) for Wayne County, subject to City of Detroit approval.
- ii. DEVELOPER will seek a waiver from City Council to gain approval for this affordable housing commitment, if required by the City of Detroit Inclusionary Housing Ordinance.
- iii. DEVELOPER will employ a property management company to market affordable units and verify income of eligible tenants for those units.
- iv. DEVELOPER will provide affordable units for the Project as defined above within the full range of unit types available in the Michigan Avenue apartment building.

### **B. Impact – Retail Spaces and Opportunities for Detroit Entrepreneurs**

- i. DEVELOPER will design white box retail spaces for Project with flexibility and infrastructure to incorporate possible restaurant tenants.
- ii. DEVELOPER will engage a retail broker at the appropriate time in preparation for leasing the Project retail space. The broker will conduct a market study upon engagement.
- iii. DEVELOPER will partner with Motor City Match to identify potential local tenants and entrepreneurs for retail spaces and assist with tenant upfront costs.
- iv. DEVELOPER welcomes input from the community on preferred retail uses for Project.

## **7. COMMUNITY SUPPORT AND INVESTMENTS**

### **A. Impact – Investment in Community Improvement Initiatives**

- i. DEVELOPER will contribute \$100,000 to be paid upon approval of the Project's Tier 1 CBO Provision by Detroit City Council. An additional \$50,000 will be contributed by the DEVELOPER within twelve months of the Project receiving its Certificate of Occupancy from the CITY.
  - a. DEVELOPER'S investment will be used to create a permanent endowment fund for neighborhood improvement projects benefiting the Project Impact Area.

- b. The interest income from the endowment fund will be deployed annually to support neighborhood improvement projects in the Project Impact Area (Historic Corktown Neighborhood) per the procedures and practices of the granting organization with input from neighborhood residents.

**B. Impact – Support for Public Art and Detroit Artists**

- i. DEVELOPER will work with the City of Detroit “Detroit Walls” program for mural design and artist selection for the Godfrey hotel murals.

**C. Impact – Continued Engagement and Community Participation**

- i. DEVELOPER will annually meet with Corktown residents concerning Project activities and progress for a period of 7 years, beginning in 2022.
- ii. DEVELOPER has previously committed to support the outreach initiatives of St. Peter's Church as documented in DEVELOPER’S Detroit City Council project summary document submitted to the City Clerk during the Godfrey Hotel Approval.
  - a. Such initiatives and contributions were agreed to as a result of direct discussions and negotiations between the development team and church leadership.
- iii. DEVELOPER will make available Project’s community space for neighborhood meetings or events, free of charge, twice annually, with a maximum capacity of 50 people.
- iv. DEVELOPER’S hotel entity, Godfrey, is a member of the Corktown Business Association. In the event a Business Improvement Zone for Corktown is established, DEVELOPER will evaluate the option of participating at that time.
- v. CITY will engage in corridor planning efforts conducted by the Planning and Development Department regarding 10th Street and Trumbull Avenue to begin within six months of the PROJECT Tier 1 approval by Detroit City Council.

###

# **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 is not satisfied with the Enforcement Committee's response, the NAC may petition the City Clerk and request that City Council schedule a hearing with opportunity for both the Enforcement Committee and the NAC to present information related to the alleged violations of the Community Benefits Provision and any enforcement or mitigation efforts that have occurred.

(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

## NOTIFICACIÓN DE PROMULGACIÓN DE ORDENANZA

Para: EL PUEBLO DE DETROIT, MICHIGAN.

A través de una iniciativa presentada por una resolución del Consejo de la Ciudad, el pueblo de la ciudad de Detroit adoptó la siguiente ordenanza en la Elección General del 8 de noviembre de 2016:

### ORDENANZA NO. 35-16

#### CAPÍTULO 14. DESARROLLO COMUNITARIO

#### ARTÍCULO XII. BENEFICIOS COMUNITARIOS

POR MEDIO DE LA PRESENTE SE ORDENA A LA GENTE DE LA CIUDAD DE DETROIT QUE:

**Sección 1.** El Capítulo 14 del Código de la Ciudad de Detroit, *Desarrollo comunitario*, es enmendado al añadir el Artículo XII, *Beneficios comunitarios*, que consiste en las Secciones 14-12-1 hasta 14-12-5, según lo siguiente:

#### CAPÍTULO 14. DESARROLLO COMUNITARIO

#### ARTÍCULO XII. BENEFICIOS COMUNITARIOS

**Sección 14-12-1. Propósito; Título.**

(a) La Ciudad está comprometida a un alcance y participación comunitarios que promuevan la transparencia y la confianza, aseguren el desarrollo de proyectos en beneficio de la Ciudad de Detroit y promuevan el crecimiento económico y la prosperidad para todos los residentes.

(b) Este artículo será conocido como "Ordenanza de Beneficios comunitarios de Detroit". **Sección 14-12-2. Definiciones.**

*Provisión de beneficios comunitarios* significa el acuerdo hecho por y entre el Director de planificación y el Desarrollador quien específicamente trata los asuntos presentados por el NAC.

*Comité de Aplicación* significa un comité liderado por el Consejo Corporativo de la ciudad y compuesto por representantes del Departamento de Desarrollo y Planificación, el Departamento Legal, el Departamento de Derechos humanos y otros departamentos relevantes de la ciudad, según lo determinado por el Director de Planificación.

*Área de Impacto* significa un área determinada por el Director de Planificación que incluye a todas las secciones censales o grupos de bloques censales en los que se localiza el Proyecto Tier 1 y cualquier otra área, según lo determinado por el Director de Planificación.

*NAC* significa Consejo de Consulta Comunitario.

*Director de Planificación* significa el director del Departamento de Planificación y desarrollo de la Ciudad de Detroit, o un miembro del personal del Director de Planificación que trabaje en nombre del Director de Planificación.

*Proyecto de Desarrollo Tier 1* significa un Proyecto de desarrollo en la ciudad que se espera incurra en la inversión de setenta y cinco millones de dólares (\$75.000.000) o más durante la construcción de instalaciones, la expansión de operaciones o la renovación de estructuras, en donde el desarrollador del proyecto está negociando el apoyo público para la inversión en una o ambas de las siguientes formas:

(1) Cualquier transferencia al desarrollador de los terrenos propiedad de la ciudad que tienen un valor de mercado acumulativo de un millón de dólares (\$1,000,000) o más (según lo determinado por el asesor de la ciudad o un valuador independiente), sin abrir a subasta y las tasas por debajo de las del mercado (según lo permitido por la ley); o

(2) Provisión o aprobación de la reducción de impuestos u otras provisiones fiscales que reduzcan más de un millón de dólares (\$1,000,000) de impuestos locales que tengan efecto directamente sobre el Desarrollador, pero no incluyan una reducción de impuestos en la Zona Empresarial del Vecindario.

*Proyecto de Desarrollo Tier 2* significa un proyecto de desarrollo en la Ciudad que no califica como Proyecto Tier 1 y se espera que incurra la inversión de tres millones de dólares (\$3.000.000) o más,

durante la construcción de instalaciones, para comenzar la expansión de operaciones o la renovación de estructuras, en donde el desarrollador del proyecto está negociando el apoyo público para la inversión en una o ambas de las siguientes formas:

(1) Transferencias de terrenos que tienen un valor de mercado acumulativo de trescientos mil dólares (\$300,000) o más (según lo determinado por el asesor de la ciudad o un valuador independiente), sin abrir a subasta y las tasas por debajo de las del mercado (según lo permitido por la ley); o

(2) Reducción de impuestos que reduzcan más de trescientos mil dólares (\$300,000) de impuestos locales que tengan efecto directamente sobre el Desarrollador, pero no incluyan una reducción de impuestos en la Zona de Empresas del Vecindario.

**Sección 14-12-3. Proyectos Tier 1.**

(a) *Proceso de Participación Comunitaria para la Reunión Pública.*

(1) Antes de enviar una petición al Consejo de la Ciudad para la aprobación de las transferencias de terreno o reducciones de impuestos relacionadas con un Proyecto de Tier 1, el Director de planificación debe tener al menos una reunión pública en el Área de impacto, según es definida en esta Sección.

(2) El Secretario de la ciudad debe enviar un aviso por correo tradicional no menos de 10 días antes de tal reunión a todos los residentes dentro de un radio de trescientos pies del Proyecto Tier 1. La notificación debe incluir:

a. La hora, fecha y ubicación de la reunión pública;

b. Información general sobre el Proyecto Tier 1;

c. Una descripción del Área de impacto y la ubicación del Proyecto Tier 1;

d. La información relacionada con los impactos potenciales del Proyecto Tier 1 y las posibles estrategias de mitigación; y

(3) Además del requisito de notificación contenido en la Subsección (2) de esta sección, el Director de planificación debe trabajar con el miembro o miembros del Consejo Distrital quienes representan al distrito o distritos en donde se localiza el Proyecto Tier 1 y al menos un miembro totalitario del Consejo para asegurar que los residentes, negocios y organizaciones locales, especialmente aquellos localizados en el Área de impacto y aquellos que se espera que se vean afectados directamente por el Proyecto Tier 1, sean informados de la reunión pública.

(4) En la reunión pública, el Director de planificación presentará información general sobre el Proyecto Tier 1, discutirá formas en las que se anticipa que el Proyecto Tier 1 tendrá impacto sobre la comunidad local y las formas en las que Desarrollador y el Director de planificación planean tratar o mitigar dichos impactos.

(5) El Consejo de la Ciudad deben nombrar un enlace de la División de Políticas legislativas para monitorear el proceso de participación comunitaria y proporcionar actualizaciones al Consejo de la Ciudad.

(6) El Director de planificación debe proporcionar al enlace notificación de todas las próximas reuniones y actividades asociadas con el proceso de participación comunitaria relacionado con el Proyecto Tier 1.

(b) *Consejo de Consulta Comunitario (NAC).*

(1) El Director de planificación aceptará nominaciones del NAC de cualquier persona que reside en el Área de impacto.

(2) Todos los residentes del Área de impacto mayores de 18 años de edad son elegibles para nominación.

(3) El NAC debe consistir en nueve miembros seleccionados de la siguiente forma:

a. Dos miembros seleccionados por residentes del Área de impacto, elegidos de los candidatos residentes nominados;

b. Cuatro miembros seleccionados por el Director de Planificación de entre los candidatos residentes nominados, con preferencia por los individuos que el Director de Planificación espera que reciban un impacto

directo por el Proyecto Tier 1;

c. Un miembro seleccionado por el miembro del Concejo en cuyo distrito se encuentre la mayor porción del Área de impacto entre los candidatos residentes nominados; y

d. Un miembro seleccionado por todos los miembros del Concejo de entre los candidatos residentes nominados.

(4) Si el Director de Planificación recibe menos de nueve nominaciones, el Director de Planificación puede buscar nominaciones adicionales entre individuos que vivan fuera del Área de impacto, pero dentro del distrito del Consejo de la Ciudad o de los distritos donde se ubica el Proyecto Tier 1.

(5) Todas las acciones del NAC pueden ser tomadas con el consentimiento de la mayoría de los miembros del NAC.

(c) *Compromiso con el Desarrollador.*

(1) Además de la reunión requerida en la Subsección (a) (1) de esta sección, el Director de Planificación deberá facilitar al menos una reunión entre el NAC y el Desarrollador para permitir que el NAC conozca más detalles del proyecto y proporcionar una oportunidad al NAC de dar a conocer al Desarrollador las preocupaciones levantadas por el NAC.

(2) El Consejo de la Ciudad, con votos de 2/3 de los miembros, o el Director de planificación pueden facilitar reuniones adicionales con el Desarrollador, o el designado del Desarrollador, deben participar según se indique.

(3) Como parte de la participación de la comunidad se deberá requerir una reunión al Desarrollador o a su designado, según lo indicado.

(d) *Reportes de Beneficios Comunitarios.*

(1) El Director de Planificación deberá proporcionar un Reporte de beneficios comunitarios al Consejo de la Ciudad respecto al Proyecto Tier 1 antes de solicitar cualquier aprobación relacionada con el Proyecto Tier 1.

(2) El Reporte de beneficios comunitarios deberá contener:

a. Un reporte detallado de cómo se proporcionó la notificación para organizar la reunión pública.

b. Una lista de los miembros del NAC y cómo fueron seleccionados.

c. Una lista de las preocupaciones levantadas por el NAC.

d. Un método para tratar cada una de las preocupaciones presentadas por el NAC o por qué no será tratada cierta preocupación.

(3) El Director de Planificación, en donde sea posible, deberá proporcionar una copia del Reporte de beneficios comunitarios al NAC antes de presentarlo al Consejo de la Ciudad.

(4) Para asegurar un proceso de participación comunitario sin problemas, el Director de Planificación, en donde sea posible, deberá enviar el Reporte de beneficios comunitarios inicial dentro de las primeras seis semanas a partir de la fecha en que se envíe la notificación de la reunión pública.

(5) El Director de Planificación deberá trabajar con el Consejo de la Ciudad para asegurar que, al mayor grado posible, todas las aprobaciones requeridas del Consejo de la Ciudad pueden considerarse simultáneamente y estar sujetas a la aprobación por un voto.

(6) El Director de Planificación deberá trabajar con otros departamentos de la ciudad para facilitar que los Proyectos Tier 1 reciban aprobaciones aceleradas requeridas por la ciudad.

(e) *Acuerdo de desarrollo.*

(1) Todos los acuerdos de desarrollo hechos entre el Desarrollador y la Ciudad relacionados con la transferencia de terrenos o reducción de impuestos asociados con el Proyecto Tier 1 deben

incluir la Provisión de beneficios comunitarios, que deberá incluir:

a. Los mecanismos de refuerzo por fallas para adherir a la Provisión de beneficios comunitarios, que puede incluir, mas no está limitado a, la recuperación de beneficios provistos por la ciudad, la revocación de transferencia o venta de terrenos, la inhabilitación de provisiones y multas y tarifas proporcionales; y

b. El procedimiento para que los miembros de la comunidad reporten al NAC las violaciones de la Provisión de beneficios comunitarios.

c. La cantidad de tiempo en que se requiere que se presenten los Reportes de cumplimiento anuales, según lo descrito en la Subsección (f)(2) de esta sección.

d. Los requisitos de participación comunitaria o reuniones comunitarias.

(2) No se deberá requerir al Desarrollador que entre en un acuerdo legalmente vinculante con cualquier individuo u organización diferente a la ciudad con el propósito expreso de cumplir los requisitos de esta ordenanza u otros procesos de participación comunitaria ordenados por la ciudad.

(3) El Desarrollador puede participar voluntariamente en cualquier contrato o acuerdo relacionado con el Proyecto Tier 1 que no represente un conflicto de intereses con la ciudad.

(f) Refuerzo.

(1) Se deberá establecer un Comité de Aplicación para supervisar los proyectos Tier 1.

a. El Comité de Aplicación deberá incluir, al menos, a los siguientes cuatro individuos:

i. Un Consejero de Corporación para la ciudad de Detroit, o su designado;

ii. un representante del Departamento de Desarrollo y Planificación;

iii. un representante del Departamento Legal;

iv. un representante del Departamento de Derechos Humanos.

b. Además de los miembros del Comité de Aplicación identificados en la Subsección (1) a de esta sección, el Director de Planificación puede requerir que otros departamentos participen en el Comité de Aplicación según sea necesario.

(2) El Comité de Aplicación deberá proporcionar un reporte de cumplimiento semestral al Consejo de la Ciudad y al NAC durante el período identificado en la Provisión de beneficios comunitarios.

(3) El Director de Planificación deberá facilitar al menos una reunión por año calendario entre el NAC y el Desarrollador para discutir el estado del Proyecto Tier 1 durante el período identificado en la Provisión de beneficios comunitarios.

(4) El NAC deberá revisar cualquier alegato de violación de la Provisión de los beneficios comunitarios proporcionado por la comunidad, y puede reportar las violaciones al Comité de Aplicación por escrito.

(5) Después de recibir la notificación por escrito de los alegatos de violación de parte del NAC, el Comité de Aplicación deberá investigar tales alegatos y deberá presentar sus descubrimientos por escrito al NAC basándose en lo siguiente:

a. Si el Desarrollador cumple con la Provisión de beneficios comunitarios; y

b. Cómo se hará cumplir la Provisión de beneficios comunitarios o cómo se mitigarán las violaciones.

(6) Los descubrimientos del Comité de Aplicación deberán presentarse al NAC en no más de 21 días posteriores a la fecha en que fueron reportadas las violaciones al Comité de Aplicación, a menos que la necesidad de tiempo adicional sea reportada al Consejo de la Ciudad y al NAC dentro de los 21 días originales.

(7) Si el NAC no está de acuerdo con los

descubrimientos del Comité de Aplicación o determina que el Comité de Aplicación no persigue diligentemente la aplicación o los pasos de mitigación descritos en sus descubrimientos, el NAC puede enviar una notificación al Comité de Aplicación, y el Comité deberá tener 14 días desde la recepción de la notificación para responder a las preocupaciones descritas.

(8) Si el NAC no está satisfecho con la respuesta del Comité de Aplicación, el NAC puede solicitar al Secretario de la ciudad que el Consejo de la Ciudad programe una audiencia con la oportunidad de que tanto el Comité de Aplicación y el NAC presenten información relacionada con las supuestas violaciones de la Provisión de beneficios comunitarios y cualquier esfuerzo de aplicación o mitigación que hayan ocurrido.

(9) Si el Consejo de la Ciudad elige realizar una audiencia o, según la información escrita presentada, el Consejo de la Ciudad deberá determinar si el Comité de Aplicación ha realizado esfuerzos razonables para asegurar que el Desarrollador haya cumplido con la Provisión de beneficios comunitarios.

a. Si el Consejo de la Ciudad determina que el Comité de Aplicación ha realizado esfuerzos razonables, el Consejo de la Ciudad deberá notificar al NAC y al Comité de Aplicación sus descubrimientos.

b. Si el Consejo de la Ciudad descubre que el Comité de Aplicación no ha realizado esfuerzos razonables, el Consejo de la Ciudad deberá especificar al Comité de Aplicación los pasos necesarios para cumplir con la Provisión de beneficios comunitarios.

i. El Comité de Aplicación deberá proporcionar al Consejo de la Ciudad y al NAC actualizaciones mensuales sobre el cumplimiento de las acciones hasta que el Consejo de la Ciudad adopte una resolución declarando que el Desarrollador cumple con la Provisión de los beneficios comunitarios o ha tomado los pasos adecuados para mitigar las violaciones.

ii. El Consejo de la Ciudad puede llevar a cabo audiencias adicionales relacionadas con la aplicación de la Provisión de beneficios comunitarios según sea necesario.

**Sección 14-12-4. Proyectos Tier 2.**

(a) Los Desarrolladores deberán:

(1) Asociarse con la ciudad y, cuando sea apropiado, una agencia de desarrollo de fuerza laboral para promover la contratación, entrenamiento y empleabilidad de los residentes de Detroit, en concordancia con las leyes federales y estatales.

(2) Asociarse con el Director de Planificación para tratar y mitigar el impacto negativo que el Proyecto Tier 2 podría tener sobre la comunidad y los residentes locales.

(b) El compromiso del Desarrollador, según lo identificado en la Subsección (a) de esta sección deberá incluirse en los acuerdos de desarrollo relacionados con cualquier transferencia de terrenos o reducciones de impuestos asociados con el Proyecto Tier 2 para los que el Desarrollador busque aprobación.

**Sección 14-12-5. Exenciones.**

Los requisitos de esta ordenanza se pueden obviar por resolución del Consejo de la Ciudad después de que el Director de Planificación o el Desarrollador presenten las razones que identifiquen que los requisitos de esta ordenanza son imprácticos o no son factibles e identifiquen cómo es que el Desarrollador proporcionará alternativamente los beneficios a la comunidad

**Sección 2.** Todas las ordenanzas, o partes de ordenanzas, que entren en conflicto con esta

ordenanza son repelidas.

**Sección 3.** Esta ordenanza se declara necesaria para la conservación de la paz pública, la salud, la seguridad y el bienestar del pueblo de la ciudad de Detroit.

**Sección 4.** El artículo añadido por esta ordenanza ha sido promulgado como legislación local integral. Tiene la intención de ser una única y exclusiva ley en cuanto a su asunto, sujeta a provisiones de la ley estatal.

(J.C.C. página) :

Pasado:

Aprobado: 8 de noviembre de 2016

Certificado por la Junta de Colportores del Condado: 22 de noviembre de 2016

Publicado: 29 de noviembre de 2016

Efectivo: 29 de noviembre de 2016

JANICE M. WINFREY  
Secretaria de la Ciudad

# **Appendix 2.**

## **TIER 1 CBO DETERMINATION**



**PLANNING AND  
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 808  
Detroit, Michigan 48226

Phone 313•224•1339  
www.detroitmi.gov

February 11<sup>th</sup>, 2021

Seth Herkowitz, Partner  
Oxford Perennial Corktown PropCo  
32300 Northwestern Hwy. Suite 230  
Farmington Hills, MI 48334

Re: PDD Receipt and Agreement with Request to Determine Development Project Status Under the Detroit Community Benefits Ordinance

Dear Mr. Herkowitz,

This letter is to acknowledge receipt on January 19<sup>th</sup>, 2021 by the Planning and Development Department (PDD) of Oxford Perennial Corktown PropCo's Request for a Community Benefits Project Determination concerning the Corktown Apartments Project (Name TBD). After reviewing the documentation submitted, PDD agrees that the proposed project meets the investment and tax abatement thresholds to qualify as a **Tier 1 development under Detroit's Community Benefits Ordinance (CBO)**.

PDD is prepared to move forward with the public engagement process required by the ordinance for this project. Please review the attached CBO Checklist as these items will need to be completed and submitted to the Detroit Economic Growth Corporation and/or PDD prior to mailing notice for the first public CBO meeting. We look forward to working together with your team throughout this process.

Sincerely,

Katharine G. Trudeau  
Acting Director, Planning and Development

Enclosure: CBO Checklist

CC: Amanda Elias, Mayor's Office  
Aaron Goodman, Planning and Development  
Marcell Todd, City Planning Commission  
Nevan Shokar, Detroit Economic Growth Corporation

# **Appendix 3.**

**LEGAL MEETING NOTICE**

**AND**

**PUBLIC MEETING FLYER**



For future meetings schedule and all project info visit/ Para el calendario de reuniones futuras y toda la información del proyecto, visite: [WWW.DETROITMI.GOV/MICHIGAN-CHURCH](http://WWW.DETROITMI.GOV/MICHIGAN-CHURCH)

The City of Detroit invites you to attend the **COMMUNITY BENEFITS PUBLIC MEETINGS FOR**

# MICHIGAN AND CHURCH STREET PROJECT

La ciudad de Detroit le invita a participar de la **REUNIÓN PÚBLICA DE BENEFICIOS COMUNITARIOS PARA EL:**

**1ST MEETING / 1ER REUNIÓN**  
**THURSDAY MARCH 11, 2021**  
**JUEVES 11 DE MARZO, 2021**  
**6:00PM TO 7:30PM**

**2ND MEETING / 2DA REUNIÓN**  
**THURSDAY MARCH 18, 2021**  
**JUEVES 18 DE MARZO, 2021**  
**6:00PM TO 7:30PM**

*Information on CBO process and Project Introduction presented at both Meetings 1 and 2  
 Información sobre el proceso de la CBO y la introducción del proyecto presentada en las reuniones 1 y 2*

**ADVANCE REGISTRATION REQUIRED / ES NECESARIO REGISTRARSE CON ANTELACIÓN**

**Join Online / Únete en línea:**  
<http://bit.ly/Michigan-ChurchCBO>  
**OR dial by phone / O marcar por teléfono:**  
**+1 312 626 6799**  
**Meeting ID / ID. de reunión:**  
**853 3838 362**



*Following CDC guidelines during the COVID-19 Pandemic, all public CBO meetings will take place virtually through Zoom / Siguiendo las pautas de los CDC durante la pandemia COVID-19, todos los Las reuniones de CBO se llevarán a cabo virtualmente a través de Zoom*

*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](mailto:crio@detroitmi.gov) to schedule these services.*

*Mediante notificación con siete días corridos de anticipación, la ciudad de Detroit ofrecerá servicios de interpretación en las reuniones públicas, que incluirán la traducción de idiomas y las adaptaciones razonables de la ADA. Póngase en contacto con el Departamento de Derechos Civiles, Inclusión y Oportunidad, llamando al 313-224-4950, a través del número TTY 711, enviando un correo electrónico a [crio@detroitmi.gov](mailto:crio@detroitmi.gov) o ingresando a [www.detroitmi.gov/crio](http://www.detroitmi.gov/crio) para programar estos servicios.*



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

## LEGAL MEETING NOTICE

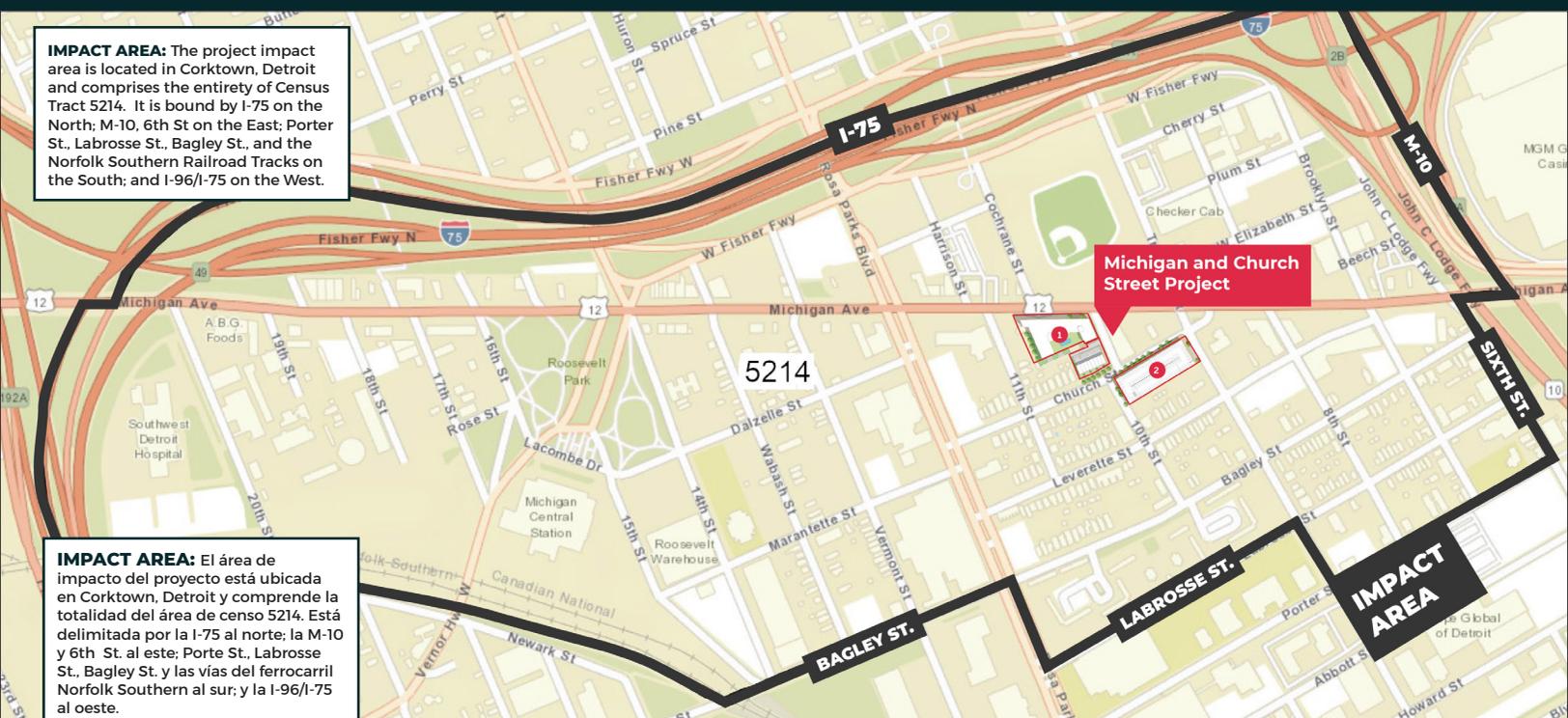
TO RESIDENTS LIVING WITHIN NOTICE AREA: Community Benefits Public Meeting for "Michigan and Church Street Project" proposed at 1611 MICHIGAN AVE. and 1501 CHURCH ST

## AVISO DE REUNION LEGAL

A LOS RESIDENTES QUE VIVEN DENTRO DEL ÁREA DE NOTIFICACIÓN: Reunión Pública de Beneficios Comunitarios de "Michigan and Church Street Project" propuesta en 1611 MICHIGAN AVE. y 1501 CHURCH ST.

**IMPACT AREA:** The project impact area is located in Corktown, Detroit and comprises the entirety of Census Tract 5214. It is bound by I-75 on the North; M-10, 6th St on the East; Porter St., Labrosse St., Bagley St., and the Norfolk Southern Railroad Tracks on the South; and I-96/I-75 on the West.

**IMPACT AREA:** El área de impacto del proyecto está ubicada en Corktown, Detroit y comprende la totalidad del área de censo 5214. Está delimitada por la I-75 al norte; la M-10 y 6th St. al este; Porte St., Labrosse St., Bagley St. y las vías del ferrocarril Norfolk Southern al sur; y la I-96/I-75 al oeste.



**Important Notice: Your address is located within the designated notice area of the Michigan and Church Street Project. Please open this Mailer for Details**

**Notificación importante: Su dirección se encuentra dentro del área de notificación designada del proyecto de desarrollo de Michigan and Church Street Project. Abra este correo para conocer los detalles.**

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

#### **WHAT IS DETROIT'S COMMUNITY BENEFIT 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.

The project's Impact Area was determined by the Planning & Development Department. 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 Impact Area and is over the age of 18 is eligible to serve on the Neighborhood Advisory Council.

Members of the NAC are expected to attend all scheduled public meetings during the CBO process: consisting of at least 5 meetings over a period of 2 – 3 months. **Attend the first CBO meeting on March 11th to learn more about this project and how you can participate in this public process. During the second CBO Meeting on March 18th, 2 NAC members will be elected by Impact Area Residents.**

**For more information, visit [www.detroitmi.gov/michigan-church](http://www.detroitmi.gov/michigan-church) or contact Aaron Goodman at [goodmana@detroitmi.gov](mailto:goodmana@detroitmi.gov)**

#### **GENERAL INFORMATION FOR PROPOSED TIER 1 CBO DEVELOPMENT: MICHIGAN AND CHURCH STREET PROJECT**

The Developer ("Oxford Perennial"), which consists of Oxford Capital, Hunter Pasteur and the Forbes Company, has placed under contract and/or acquired several parcels in the Corktown Neighborhood. Site 1 is located at 1611 Michigan Avenue and Site 2 is located at 1501 Church Street. **Oxford Perennial intends to develop a mixed use, 188 unit apartment complex with 12,451 SF of retail space, 7 Townhomes, 46 surface level spaces and a 401 space parking garage.**

**Site 1 will consist of a 188 unit apartment building** of which 20% of the units will be affordable to those earning no more than 80% of Area Median Income (\$50,240 or less for a two-person household). Units will range in size from 490SF to 1,188SF and will include a mix of studio, 1 bedroom and 2 bedrooms. Fronting Michigan Avenue, the ground level of the apartment building will contain 9,385 SF of retail space. **At the corner of 10th Street and Church, 7 Townhomes will front Church Street.** The Townhomes will range from 2,236 to 2,731 SF and include 2 and 3 bedrooms. **Site 2 will consist of a 3 story, 401 space parking garage.** 3,066 SF of retail is also planned for the corner of Church and Trumbull.

The project seeks full governmental approvals by the third quarter of 2021 with a goal to commence construction by the fourth quarter of 2021.

**Anticipated Project 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:

##### **Construction**

- Noise, dust, and demolition of any existing structures
- Street and sidewalk closures
- Construction hours and equipment staging

##### **Site Design and Vehicular Traffic**

- Public Access to available parking
- Site connectivity, traffic flow, and vehicular access through site
- Building impact on Michigan Ave. corridor: pedestrian experience, public transit and Traditional Main Street Overlay

##### **Jobs**

- Jobs created and access to jobs for Detroiters
- Hiring / prioritizing Detroit-based sub-contractors

##### **Housing and Retail**

- New market rate and affordable housing units in the neighborhood
- Access to retail space for local and small businesses
- Attracting retail businesses that meet the needs of neighborhood

**Lea este aviso importante para obtener información acerca de los beneficios para la comunidad y otros impactos que pueden afectarles.**

#### **¿QUÉ ES LA ORDENANZA DE BENEFICIOS COMUNITARIOS DE DETROIT?**

La Ordenanza de Beneficios Comunitarios (ORDENANZA N.º 35-16) es una ley que exige que los promotores inmobiliarios se comprometan de forma proactiva con la comunidad para identificar los beneficios comunitarios y abordar los posibles impactos de ciertos proyectos de desarrollo. La ordenanza fue aprobada por los votantes de Detroit en 2016.

El área de impacto del proyecto estuvo determinada por el Departamento de Planificación y Desarrollo. De conformidad con la Ordenanza de Beneficios Comunitarios (CBO, por su sigla en inglés), se establecerá un Consejo Asesor Vecinal (NAC, por su sigla en inglés) de nueve (9) miembros para este proceso de beneficios comunitarios. Todo residente de Detroit que viva en la zona de impacto y sea mayor de 18 años puede formar parte del Consejo Asesor Vecinal.

Se espera que los miembros del NAC asistan a todas las reuniones públicas programadas durante el proceso de la CBO, consistentes en al menos 5 reuniones durante un periodo de 2 a 3 meses. **Asista a la primera reunión de la CBO el 11 de marzo para saber más acerca de este proyecto y la forma en que puede participar en este proceso público. Durante la segunda reunión de la CBO el 18 de marzo, los residentes del área de impacto elegirán a 2 miembros del NAC.**

**Para obtener más información, ingrese a [www.detroitmi.gov/michigan-church](http://www.detroitmi.gov/michigan-church) o póngase en contacto con Aaron Goodman en [goodmana@detroitmi.gov](mailto:goodmana@detroitmi.gov)**

#### **INFORMACIÓN GENERAL PARA EL PROYECTO DE CONFORMIDAD CON LA CBO DE NIVEL 1 PROPUESTO: MICHIGAN AND CHURCH STREET PROJECT**

El desarrollador ("Oxford Perennial"), que consta de Oxford Capital, Hunter Pasteur y Forbes Company, ha firmado un contrato y/o ha adquirido varias parcelas en el barrio de Corktown. La parcela 1 está situada en 1611 Michigan Avenue y la parcela 2 en 1501 Church Street. **Oxford Perennial tiene la intención de desarrollar un complejo de apartamentos de uso mixto de 188 unidades con 12,451 pies cuadrados de espacio comercial, 7 casas adosadas, 46 espacios de superficie y un garaje de 401 espacios de estacionamiento.**

**El sitio 1 consistirá en un edificio de apartamentos de 188 unidades,** de las cuales el 20% serán accesibles para aquellos que no ganen más del 80% del ingreso medio del área (\$50,240 o menos para un hogar de dos personas). El tamaño de las unidades oscilará entre 490 pies cuadrados y 1,188 pies cuadrados e incluirá una combinación de apartamentos tipo estudio, de 1 y 2 dormitorios. La planta baja del edificio de apartamentos, que da a la Avenida Michigan, tendrá 9,385 pies cuadrados de espacio comercial. **En la esquina de 10th Street y Church, 7 casas darán a Church Street.** Las casas oscilarán entre 2,236 y 2,731 pies cuadrados e incluirán 2 y 3 dormitorios. **El sitio 2 consistirá en un garaje de 3 pisos y 401 espacios de estacionamiento.** También se han previsto 3,066 pies cuadrados de tiendas en la esquina de Church y Trumbull.

El proyecto busca la aprobación gubernamental completa para el tercer trimestre de 2021 con el objetivo de comenzar la construcción para el cuarto trimestre de 2021.

**Impactos previstos del proyecto:** El NAC trabajará directamente con el promotor y establecerá los beneficios para la comunidad, que se incluyen en el acuerdo de desarrollo final aprobado por el ayuntamiento de Detroit. La ciudad de Detroit está al tanto y reconoce las preocupaciones que ha expresado la comunidad en relación con este proyecto en las siguientes áreas:

##### **Construcción**

- Ruido, polvo y demolición de las estructuras existentes
- Cierre de calles y aceras
- Horarios de construcción y ubicación de los equipos

##### **Diseño del sitio y tráfico de vehículos**

- Acceso público a los espacios de estacionamiento disponibles
- Conectividad del sitio, flujo de tráfico y acceso de vehículos a través del sitio
- Impacto de la construcción en el corredor de la Avenida Michigan: experiencia peatonal, tránsito público y la designación de zonificación conocida como Traditional Main Street Overlay (Aspecto de la calle principal tradicional)

##### **Empleos**

- Empleos creados y acceso a empleos para los habitantes de Detroit
- Contratación / priorización de subcontratistas de Detroit

##### **Vivienda y comercio minorista**

- Nuevas viviendas a precio de mercado y asequibles en el barrio
- Acceso a espacios comerciales para los negocios locales y pequeños
- Atracción de negocios minoristas que atiendan a las necesidades del barrio



The City of Detroit invites you to attend the  
**COMMUNITY BENEFITS PUBLIC MEETINGS FOR**

# MICHIGAN AND CHURCH STREET PROJECT

## SCHEDULE OF CBO MEETINGS

All meetings take place from 6:00pm to 7:30pm  
**Thursday March 18th** - Project Introduction and  
 Election of 2 Neighborhood Advisory Council  
 (NAC) Members  
**Thursday April 1st**  
**Thursday April 15th**  
**Thursday April 29th**

**\*Schedule subject to change. Please visit  
[www.detroitmi.gov/michigan-church](http://www.detroitmi.gov/michigan-church) for all  
 updates and project information.**

## GENERAL INFORMATION FOR PROPOSED TIER 1 CBO DEVELOPMENT: MICHIGAN AND CHURCH STREET PROJECT

The Developer ('Oxford Perennial'), which consists of Oxford Capital, Hunter Pasteur and the Forbes Company, has placed under contract and/or acquired several parcels in the Corktown Neighborhood. Site 1 is located at 1611 Michigan Avenue and Site 2 is located at 1501 Church Street. Oxford Perennial intends to develop a mixed use, 188 unit apartment complex with 12,451SF of retail space, 7 Townhomes, 46 surface level spaces and a 401 space parking garage.

## WHERE

Due to COVID-19 related restriction on in-person public gatherings, all public CBO meetings will take place virtually through Zoom.

## To attend please register in advance at:

<http://bit.ly/Michigan-ChurchCBO>

OR dial by phone:

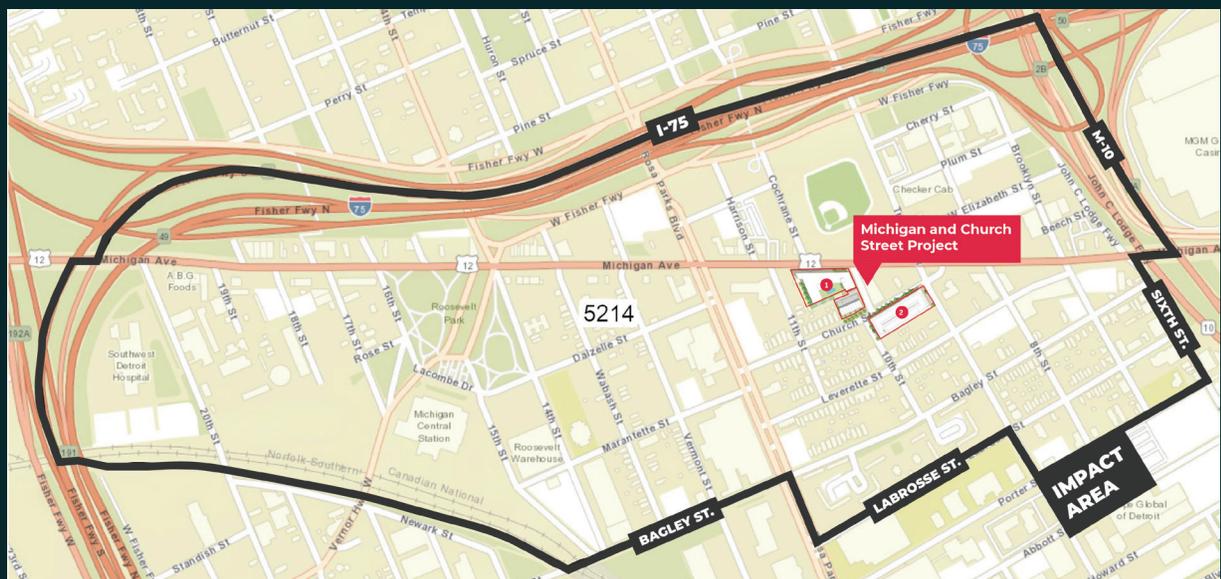
+1 312 626 6799

Meeting ID: 853 3838 3620



## IMPACT AREA:

The project impact area is located in Corktown, Detroit and comprises the entirety of Census Tract 5214. It is bound by I-75 on the North; M-10, 6th St on the East; Porter St., Labrosse St., Bagley St., and the Norfolk Southern Railroad Tracks on the South; and I-96/I-75 on the West.



**City of Detroit**  
 Planning & Development Department  
[www.detroitmi.gov/pdd](http://www.detroitmi.gov/pdd)

*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](mailto:crio@detroitmi.gov) to schedule these services.*



La ciudad de Detroit le invita a participar de la REUNIÓN PÚBLICA DE BENEFICIOS COMUNITARIOS PARA EL:

# MICHIGAN AND CHURCH STREET PROJECT

## PROGRAMA DE REUNIONES DE CBO

Todas las reuniones tienen lugar de 6:00 p.m. a 7:30 p.m.

**Jueves 18 de marzo** - Presentación del proyecto y elección de 2 miembros del Consejo Asesor Vecinal (NAC, por su sigla en inglés)

**Jueves 1 de abril**

**Jueves 15 de abril**

**Jueves 29 de abril**

\* El horario puede cambiar. Visite

[www.detroitmi.gov/michigan-church](http://www.detroitmi.gov/michigan-church) para obtener todas las actualizaciones e información del proyecto.

### INFORMACIÓN GENERAL PARA EL PROYECTO DE CONFORMIDAD CON LA CBO DE NIVEL 1 PROPUESTO: MICHIGAN AND CHURCH STREET PROJECT

El desarrollador ("Oxford Perennial"), que consta de Oxford Capital, Hunter Pasteur y Forbes Company, ha firmado un contrato y/o ha adquirido varias parcelas en el barrio de Corktown. La parcela 1 está situada en 1611 Michigan Avenue y la parcela 2 en 1501 Church Street. Oxford Perennial tiene la intención de desarrollar un complejo de apartamentos de uso mixto de 188 unidades con 12,451 pies cuadrados de espacio comercial, 7 casas adosadas, 46 espacios de superficie y un garaje de 401 espacios de estacionamiento.

### DÓNDE

Debido a las restricciones relacionadas con el COVID-19 para las reuniones públicas presenciales, todas las reuniones de CBO se llevarán a cabo virtualmente a través de Zoom.

### Para asistir, regístrese con anticipación en:

<http://bit.ly/Michigan-ChurchCBO>

O marcar por teléfono:

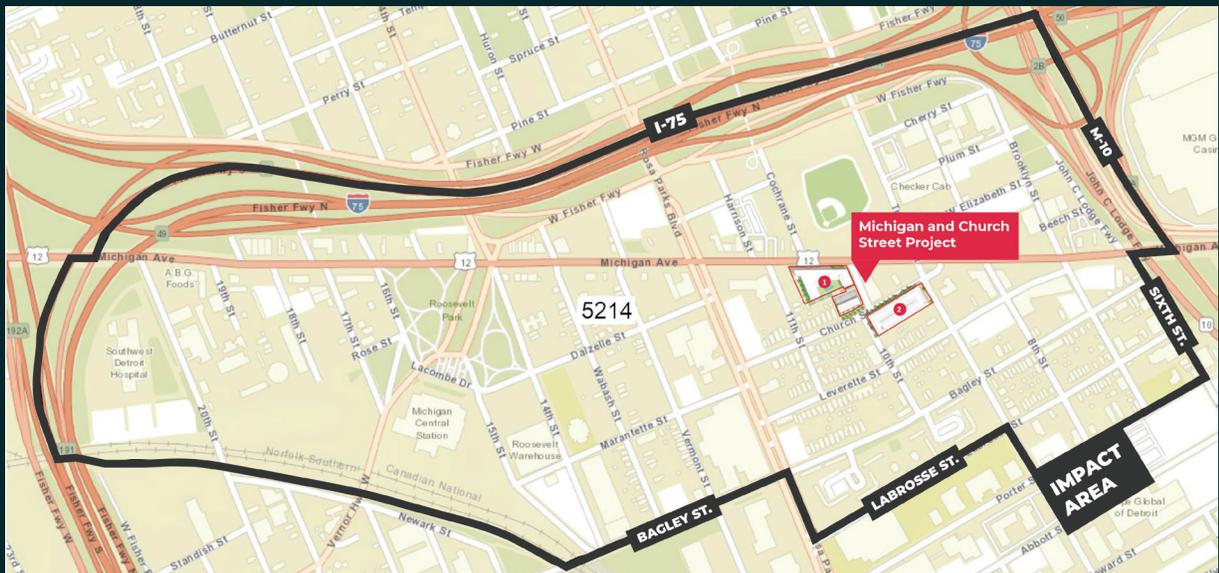
+1 312 626 6799

ID. de reunión: 853 3838 3620



### IMPACT AREA:

El área de impacto del proyecto está ubicada en Corktown, Detroit y comprende la totalidad del área de censo 5214. Está delimitada por la I-75 al norte; la M-10 y 6th St. al este; Porte St., Labrosse St., Bagley St. y las vías del ferrocarril Norfolk Southern al sur; y la I-96/I-75 al oeste.



City of Detroit  
Planning & Development Department  
[www.detroitmi.gov/pdd](http://www.detroitmi.gov/pdd)

Mediante notificación con siete días corridos de anticipación, la ciudad de Detroit ofrecerá servicios de interpretación en las reuniones públicas, que incluirán la traducción de idiomas y las adaptaciones razonables de la ADA. Póngase en contacto con el Departamento de Derechos Civiles, Inclusión y Oportunidad, llamando al 313-224-4950, a través del número TTY 711, enviando un correo electrónico a [crio@detroitmi.gov](mailto:crio@detroitmi.gov) o ingresando a [www.detroitmi.gov/crio](http://www.detroitmi.gov/crio) para programar estos servicios.

# **Appendix 4.**

## **CBO PUBLIC MEETING SCHEDULE**

## **Utilization of Virtual Meetings during COVID-19 Pandemic**

Following CDC guidelines limited in-person public gatherings, all public CBO meetings took place virtually through Zoom, and all materials were posted at [www.detroitmi.gov/michigan-church](http://www.detroitmi.gov/michigan-church) and distributed electronically. Hard copies of materials were available upon request.

## **Meeting Link and Registration for all CBO Public Meetings**

Meeting Registration Link: <http://bit.ly/Michigan-ChurchCBO>

Dial-in by phone: +1 312 636 6799 - Meeting ID: 853 3838 3620

*To allow for effective communication and follow-up, meeting participants were asked to register to join the Zoom meetings. Over the course of the CBO process, 244 unique individuals registered and 177 attended at least one of the CBO public meetings (excluding City staff and Development team).*

## **CBO Public Meetings**

- Thursday March 11, 2021 at 6pm- *Introduction of project and CBO process*
- Thursday March 18, 2021 at 6pm - *Introduction of project and CBO process; Election of 2 community selected members of the Neighborhood Advisory Council (NAC)*
- Thursday April 1, 2021 at 6pm - *1<sup>st</sup> convening of NAC and presentation of project details and financial incentives*
- Thursday April 15, 2021 at 6pm - *Continued Developer and NAC Discussion*
- Thursday April 29, 2021 at 6pm - *NAC presentation of project impacts and proposed community benefits/mitigations*
- Thursday May 13, 2021 at 6pm - *Developer presentation of the response to project impacts and proposed community benefits/mitigations*

# **Appendix 5.**

## **CBO PUBLIC MEETING RECAPS**

**Michigan and Church CBO Meeting #1:** Thursday March 11, 2021 at 6pm

**Zoom Meeting Registration:** <http://bit.ly/Michigan-ChurchCBO>

**Join by phone:** +1 312 636 6799 - Enter Meeting ID: 853 3838 3620

**Number of attendees:** 69 (excluding City staff and Development team)

**Meeting Presentation Slides:** <https://detroitmi.gov/document/michigan-and-church-st-cbo-meeting-presentation>

**Meeting Recording available at:** [https://cityofdetroit.zoom.us/rec/share/-DjmmtE\\_1NBlfBEppjpd6ciEqMJyd9BauCf4gvja9M1JY8Tsrp-gZZGQ5oSUQmIC.xk75gViDiL0v-7ht?startTime=1615501976000](https://cityofdetroit.zoom.us/rec/share/-DjmmtE_1NBlfBEppjpd6ciEqMJyd9BauCf4gvja9M1JY8Tsrp-gZZGQ5oSUQmIC.xk75gViDiL0v-7ht?startTime=1615501976000)

## **MEETING AGENDA + SUMMARY**

- Agenda Overview + Team Introductions
- Presentation of CBO Process + Q & A
  - *Aaron Goodman (PDD) presented overview of the Tier 1 CBO process.*
  - *Eva Torres (DON) moderated Q & A*
- Michigan and Church Street Project Presentation
  - *Seth Herkowitz (Hunter Pasteur) gave overview of proposed development project.*
- General Q & A
  - *Eva Torres (DON) moderated Q & A*
- Councilmember Announcements
  - *Stephen Grady (Office of Council President Jones) spoke to the role and importance of serving on the NAC.*
  - *Councilmember Raquel Castañeda-López announced and invited all to a training for prospective NAC members on March 16th.*
- Resident Interest for Serving on the NAC
  - *Vince Keenan (DON) presented overview of NAC roles and responsibilities.*
  - *Impact Area residents interested in being on the NAC were asked to introduce themselves and give a brief statement on why they wish to serve.*
- Next Steps
  - *Information about next meeting and how to access materials.*
  - *Potential NAC candidates were advised that they must attend March 18th meeting to be considered.*

**Michigan and Church CBO Meeting #2:** Thursday March 18, 2021 at 6pm

**Zoom Meeting Registration:** <http://bit.ly/Michigan-ChurchCBO>

**Join by phone:** +1 312 636 6799 - Enter Meeting ID: 853 3838 3620

**Number of attendees:** 78 (excluding City staff and Development team)

**Meeting Presentation Slides:** <https://detroitmi.gov/document/michigan-and-church-st-cbo-meeting-2-presentation>

**Meeting Recording available at:**

<https://cityofdetroit.zoom.us/rec/share/0AaHmKotrsCxMq2kvyz3dy9U7nSIHQet9qEi cnO-zaETO4s8GnpuPNXvoPqks115.84e29vMUI4KFMrJN?startTime=1616104170000>

## **MEETING AGENDA + SUMMARY**

- Agenda Overview + Team Introductions
- Presentation of CBO Process + Q & A
  - *Aaron Goodman (PDD) presented overview of the Tier 1 CBO process.*
  - *Vince Keenan (DON) reviewed NAC roles and responsibilities.*
- NAC Candidate Statement + Election
  - *Aaron Goodman (PDD) describes nomination and online voting process*
  - *Vince Keenan (DON) facilitated NAC candidates' statements.*
    - *15 NAC candidates identified themselves gave a statement.*
    - *Amanda Elias (Mayor's Office) verified each candidate's address and eligibility. 13 Impact Area residents were deemed eligible and recorded on the ballot.*
  - *Attendees voted via online google form. Those who needed technical assistance were able to vote in a Zoom breakout room assisted by Jermaine Ruffin (PDD) and Keyontay Humphries (Office of Councilmember Castañeda-López) and observed by Jacqueline Hernandez and David Sanchez volunteer attendee observers.*
    - *52 total votes were cast*
  - *At conclusion of voting, designated vote counters and observers entered a Zoom breakout room to validate the election results.*

- *Participants in this process were: Aaron Godman (PDD) Kevin Schronce (PDD), Amanda Elias (Mayor's Office), Vince Keenan (Department of Neighborhoods), Linda Wesley (Office of Council President Jones), Jalen Jennings (Office of Councilmember Ayers) Keyontay Humphries (Office of Councilmember Castañeda-López). Additionally the 2 volunteer attendee observers were Jacqueline Hernandez and David Sanchez.*
  - *To validate the election, vote counters and observers in the Zoom breakout room reviewed vote totals and removed any ineligible votes.*
  - *After removing ineligible votes, 48 valid Impact Area residents' votes recorded.*
  - *Based on the valid votes recorded, all present reached a consensus about the final election result.*
- *Michigan and Church Street Project Presentation*
  - *While election results were validated, Seth Herkowitz (Hunter Pasteur) gave overview of proposed development project.*
- *Election Results*
  - *Election results for two community selected NAC members announced:*
    - *Debra Walker*
    - *Hilliard Hampton III*
- *Next Steps*
  - *Schedule for the announcement of remaining NAC member appointments.*
  - *Information about next meeting and how to access materials.*

**Michigan and Church CBO Meeting #3:** Thursday April 1, 2021 at 6pm

**Zoom Meeting Registration:** <http://bit.ly/Michigan-ChurchCBO>

**Join by phone:** +1 312 636 6799 - Enter Meeting ID: 853 3838 3620

**Number of attendees:** 43 (excluding City staff and Development team)

**Meeting Presentation Slides:** <https://detroitmi.gov/document/michigan-church-street-presentation-april-1st-meeting>

**Meeting Recording available at:**

[https://cityofdetroit.zoom.us/rec/share/nHgg\\_RPXW17VHdCi7bVnLqNoz2drGAzt-8RCssNJ64luZh9skQelrMCh\\_jCoT8JA.f7VAjzdkyb9v4E5o?startTime=1617312840000](https://cityofdetroit.zoom.us/rec/share/nHgg_RPXW17VHdCi7bVnLqNoz2drGAzt-8RCssNJ64luZh9skQelrMCh_jCoT8JA.f7VAjzdkyb9v4E5o?startTime=1617312840000)

## **MEETING AGENDA + SUMMARY**

- Neighborhood Advisory Council (NAC) Introductions
  - *Aaron Goodman (PDD) and Jermaine Ruffin (PDD) reviewed NACB role and responsibilities.*
  - *NAC members introduced themselves.*
- Economic Benefit and Tax Incentives for Project + Q & A
  - *Nevan Shokar (DEGC) presented the Project's requested taxB abatement and the DEGC net benefit analysis.*
  - *Cora Capler (DBRA) presented the Project's requested BrownfieldB TIF.*
  - *NAC moderated Q & A and discussion.*
- Michigan and Church Street Project Presentation
  - *Randy Wertheimer (Hunter Pasteur) and John Rutledge (Oxford Capital) introduced development team and facilitated detailed presentation of project.*
  - *Andy West (Elkus Manfredi) presented architectural and design details.*
  - *Michael Marks (Giffels Webster) presented on infrastructure improvements, streetscape landscaping, and engineering details.*
  - *Jeff Jozwiak (Norcon) presented construction plan and mitigation strategy.*
- NAC Q & A
  - *NAC moderated Q & A and discussion*
- General Q & A
  - *Aaron Goodman (PDD) moderated Q & A*

**Michigan and Church CBO Meeting #4:** Thursday April 15, 2021 at 6pm

**Zoom Meeting Registration:** <http://bit.ly/Michigan-ChurchCBO>

**Join by phone:** +1 312 636 6799 - Enter Meeting ID: 853 3838 3620

**Number of attendees:** 75 (excluding City staff and Development team)

**Meeting Presentation Slides:** <https://detroitmi.gov/document/nac-presentation-april-15th-meeting>

**Meeting Recording available at:** <https://cityofdetroit.zoom.us/rec/share/H-WZwn6bRt-up2oSJWuZS0WMw3Gw9x4HsZxqCFkX8gcoW-Q5pgWE-NCINkHahMmk.LcztGobSrfB5V6Qc?startTime=1618522944000>

## **MEETING AGENDA + SUMMARY**

- Historic District Commission Process
  - *Director of Historic Preservation Garrick Landsberg (PDD) presented on the Historic District Commission process as it relates to the Michigan and Church Street project.*
- NAC Q & A for City Departments: *At the request of the NAC the following City staff attended to address issues and questions about the project related to their jurisdiction and expertise:*
  - *Helen-Marie Sharpley (PDD) answered questions about Traditional Main Street Overlay and Zoning requirements.*
  - *Caitlin Malloy-Marcon (DPW) answered questions about traffic calming, mobility, and streetscapes.*
  - *Randy Hargraves (BSEED) answered questions about construction site regulations, mitigation, and enforcement.*
- Neighborhood Advisory Council (NAC) Engagement Process & Community Input
  - *NAC reported on additional meetings they hosted and the request for community input via the survey.*
- Storage Building Scenarios
  - *Seth Herkowitz (Hunter Pasteur) presented revised plan for the Project's parking garage which included a partial save of the Downtown Storage Building and the resulting reduction in garage parking spaces.*
- NAC Q & A: *NAC moderated Q & A and discussion*
- General Q & A: *Jermaine Ruffin (PDD) moderated Q & A*

**Michigan and Church CBO Meeting #5:** Thursday April 29, 2021 at 6pm

**Zoom Meeting Registration:** <http://bit.ly/Michigan-ChurchCBO>

**Join by phone:** +1 312 636 6799 - Enter Meeting ID: 853 3838 3620

**Number of attendees:** 40 (excluding City staff and Development team)

**Meeting Presentation Slides:** <https://detroitmi.gov/document/michigan-and-church-st-cbo-meeting-5-presentation>

**Meeting Recording available at:** [https://cityofdetroit.zoom.us/rec/play/RT-zNUY59vwI4i8Ik3v5Hk5XUujCuX9qErJhIJEUCU3w76AeUwleUhMjjucfjVNVxdL8EALLI5XGoAXxP.IBx8dIKZaWQwaA6V?startTime=1619732509000&\\_x\\_zm\\_rtaid=-DytyZkWTTunXbu3-h3j2w.1620066666204.ed992db4d3140f5d199ccfb84563f954&\\_x\\_zm\\_rhtaid=825](https://cityofdetroit.zoom.us/rec/play/RT-zNUY59vwI4i8Ik3v5Hk5XUujCuX9qErJhIJEUCU3w76AeUwleUhMjjucfjVNVxdL8EALLI5XGoAXxP.IBx8dIKZaWQwaA6V?startTime=1619732509000&_x_zm_rtaid=-DytyZkWTTunXbu3-h3j2w.1620066666204.ed992db4d3140f5d199ccfb84563f954&_x_zm_rhtaid=825)

## **MEETING AGENDA + SUMMARY**

- Neighborhood Advisory Council (NAC) Engagement Process & Presentation of Impacts
  - *NAC presented their neighborhood engagement and feedback gathering activities – and how it informed the community impacts identified.*
  - *NAC presented community impacts and requests to the Development team.*
  - *NAC requested Developer response to impacts by May 3<sup>rd</sup>.*
- NAC Q & A & Discussion: NAC moderated Q & A and discussion
- General Q & A: Vince Keenan (DON) moderated Q & A

**Michigan and Church CBO Meeting #6:** Thursday May 13, 2021 at 6pm

**Zoom Meeting Registration:** <http://bit.ly/Michigan-ChurchCBO>

**Join by phone:** +1 312 636 6799 - Enter Meeting ID: 853 3838 3620

**Number of attendees:** 46 (excluding City staff and Development team)

**Meeting Presentation Slides:** <https://detroitmi.gov/document/michigan-and-church-st-cbo-meeting-6-presentation>

**Meeting Recording available at:** [https://cityofdetroit.zoom.us/rec/share/rLQZi-5hdUfC86xuGbAKLwP4bX8Y6EVGdzYekNiNG6GVlUw6gKlhi-1350CoGSOR.8\\_MQsgKQmDwaylkl?startTime=1620942387000](https://cityofdetroit.zoom.us/rec/share/rLQZi-5hdUfC86xuGbAKLwP4bX8Y6EVGdzYekNiNG6GVlUw6gKlhi-1350CoGSOR.8_MQsgKQmDwaylkl?startTime=1620942387000)

## **MEETING AGENDA + SUMMARY**

- Introduction + CBO Process Review
  - *Aaron Goodman (PDD) reviewed CBO process to date. NAC members reviewed their engagement activities.*
- Developer Commitments in Response to Community Impacts
  - *Seth Herkowitz (Hunter Pasteur) presented the Developer's response and commitments relative to the community impacts identified by the NAC.*
- NAC Q & A + Discussion
  - *NAC discussed remaining concerns with Developer regarding neighborhood parking issues, alley design and maintenance, local business support, local hiring, traffic flow, and continued community engagement.*
  - *Developer addressed above issues and agreed to extend the timeframe for continued community updates regarding the project.*
  - *City of Detroit PDD committed to facilitating a neighborhood parking workgroup and future planning activities on 10<sup>th</sup> Street.*
- General Q & A: *Jermaine Ruffin (PDD) moderated General Q & A*
- NAC Resolution in Support of Community Benefits Provision
  - *Motion by NAC member to delay vote and add an additional CBO meeting failed.*
  - *NAC members voted unanimously for a resolution to support the Community Benefits Provision as amended.*

# **Appendix 6.**

## **Neighborhood Advisory Council Activities and Community Engagement**

## **NAC Orientation Workshop**

Following the election of the two community selected Neighborhood Advisory Council (NAC) members at the March 18<sup>th</sup> CBO meeting, the remaining members of the NAC were appointed by City Council members and the Planning and Development Department (PDD). PDD hosted a **NAC Orientation Workshop on Tuesday March 30<sup>th</sup> at 6:30pm** attended by all NAC members as well as PDD, the Department of Neighborhoods, and representatives of City Council offices.

## **NAC Led Community Engagement**

In an effort to gain further feedback from their Corktown neighbors, the NAC engaged in a number of outreach and engagement activities outside of the City-led meetings. Towards this end, the NAC hosted 6 additional community meetings via Zoom with the opportunity for public comment. The NAC established a public email address for collecting comments, and posted information and documents via a publicly accessible shared drive linked on the [Michigan and Church St. CBO website](https://detroitmi.gov/michigan-church-st-cbo) at <https://detroitmi.gov.box.com/s/75a6leoz4u139gbhx23jfisy4qj7ns16>.

The NAC also created a community priorities survey. The survey was distributed electronically as well as with over 1,200 paper copies delivered door to door by NAC members. Drop-off locations were established at local businesses for completed paper surveys. The survey was open between April 12 and April 19, 2021 and received 75 responses. The NAC recorded over 320 comments and ideas received via their community meetings, emails, and the surveys and used that feedback to generate the project impact list submitted to the developer on April 29, 2021. The full NAC log of community comments and draft impacts is available at: <https://detroitmi.gov.box.com/s/xbm94knamz5ydbsic3zjbr7b9q0ie8>.

PDD staff supported the NAC in their efforts by facilitating printing and distribution of the survey, sending notification of NAC meetings, and attending all meetings to provide relevant information as well as logistical support.

## **NAC Hosted Community Meetings**

All NAC hosted meeting links were made publicly available and meeting recordings are posted at [www.detroitmi.gov/michigan-church](http://www.detroitmi.gov/michigan-church)

- Wednesday April 7, 2021 at 6pm – *NAC meeting to develop internal structure / process, plan for neighborhood engagement, and collect community feedback*
- Wednesday April 14, 2021 at 6pm – *NAC Members Meeting*
- Tuesday April 20, 2021 at 6pm - *NAC Members Meeting*
- Wednesday April 28, 2021 at 6pm - *NAC Members Meeting*
- Wednesday May 5, 2021 at 6pm - *NAC Members Meeting*

# Michigan and Church Street NAC Community Input Survey (Printed Copy)

Dear Corktown Neighbors,

The Michigan and Church Street Neighborhood Advisory Council (NAC) is currently collecting neighborhood feedback as part of the Community Benefits Ordinance (CBO) Process for a proposed development of a mixed-use, 188 unit apartment complex with 12,451 square feet of retail space, 7 Townhomes, 46 surface level spaces, and a 401 space parking garage.

Contact the Michigan and Church Street NAC at: [MichiganChurchStNAC2021@gmail.com](mailto:MichiganChurchStNAC2021@gmail.com)

Additional detail on the project can be found on the Michigan and Church Street page of the City of Detroit Website: [www.detroitmi.gov/michigan-church](http://www.detroitmi.gov/michigan-church)



**Get involved! Public CBO Meetings will take place on the following Thursdays at 6pm: April 15<sup>th</sup>, April 19<sup>th</sup>, & May 13<sup>th</sup> (if necessary).** These meetings take place via Zoom and can be accessed at: <https://bit.ly/Michigan-ChurchCBO> OR to join by phone, call 1-312-626-6799 and Enter Meeting ID: 853 3838 3620

So far, the NAC has heard comments that fall into the below categories. The purpose of this survey is to expand our understanding of what matters most to members of our community.

1. Historic Building Preservation (e.g., restoring and reactivating historic building)
2. Maintaining/Enhancing Neighborhood Character (e.g., contain height of building, aesthetic concerns, minimize noise and light pollution, beautify corners)
3. Parking (e.g., # of parking spaces, preservation of resident parking)
4. Affordable Housing (e.g., less than 80% AMI, more units, use of storage building)
5. Environmental Concerns (e.g., contamination, recycling, EV charging)
6. Traffic Impact on Neighborhood Safety/Walkability (e.g., future traffic analysis, protection of bike lanes, ingress/egress off Trumbull, speed bumps, stop signs)
7. Use of Retail Space (e.g., preference for local businesses, ideal business types, use of storage building)
8. Option for Neighborhood Use of Development Facilities (e.g., ability to use community space/gym, Amazon drop-off location, expand security to include whole neighborhood)
9. Monetary Contributions (e.g., contribute to Corktown Historic Society, Neighborhood Fund, local art fund)
10. Construction Disruption Mitigation (e.g., contact information for site manager, quiet hours, dirt/dust mitigation)
11. Assurances of items already promised (e.g., % of local jobs in writing)
12. Other

You can complete this survey online at <https://forms.gle/D12Zr8VTGmvPRThn8> or scan QR code here:



Alternatively, you can drop off a paper copy of your responses to this survey at:

- McShane's Pub – 1460 Michigan Ave, Detroit MI 48216
- Batch Brewing Company –1400 Porter St, Detroit, MI 48216
- Bobcat Bonnie's – 1800 Michigan Ave, Detroit, MI 48216

Responses will be accepted until Monday, April 19 at 11:59PM. Feel free to attach additional notes if you are submitting comments on behalf of multiple members of your household. **Turn over to respond** 

Name (Optional) \_\_\_\_\_

Email address (Optional) \_\_\_\_\_

My #1 top suggestion is related to (choose above category 1-12): \_\_\_\_\_

Please describe your specific request related to your #1 opportunity.

My #2 top suggestion is related to (choose above category 1-12): \_\_\_\_\_

Please describe your specific request related to your #2 opportunity.

My #3 top suggestion is related to (choose above category 1-12): \_\_\_\_\_

Please describe your specific request related to your #3 opportunity.

Do you have any additional requests or comments you would like shared with the NAC and developer?

Summary of Survey Results - Number of Comments by Category

<i>Category</i>	COUNTUNIQUE of Comments
Historic Building Preservation	64
Traffic Impact on Neighborhood Safety/Walkability	55
Maintaining/Enhancing Neighborhood Character	46
Other (please describe below)	44
Affordable Housing	26
Parking	22
Environmental Concerns	17
Use of Retail Space	17
Construction Disruption Mitigation	13
Assurances of Items Already Promised	12
Monetary Contributions	8
Option for Neighborhood Use of Development Facilities	3
<b>Grand Total</b>	<b>326</b>

# **Appendix 7.**

**COMMUNITY BENEFIT PUBLIC MEETING #3**

**PRESENTATION**

**PROJECT OVERVIEW**

# Welcome to the MICHIGAN & CHURCH STREET PROJECT

## COMMUNITY BENEFITS MEETING



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

## CBO PROCESS – MEETING SCHEDULE

\*Please note that this schedule may change. Updates will be provided through email list and at [www.detroitmi.gov/michigan-church](http://www.detroitmi.gov/michigan-church)

MICHIGAN & CHURCH STREET PROJECT CBO SCHEDULE										
Meetings	March 2021					April 2021				May 2021
	WK 1	WK 2	WK 3	WK 4	WK 5	WK 6	WK 7	WK 8	WK 9	WK 10
Meeting 1 - Introduction to CBO	11-Mar									
Meeting 2 - NAC Selection (2 members selected by the public)		18-Mar								
Bye Week - City Selection Week + NAC Orientation			No Mtg							
Meeting 3 - Developer Project Presentation to NAC				1-Apr						
Bye Week - NAC Drafts Project Impacts & Community Benefits					No Mtg					
Meeting 4 - NAC Presents Project Impacts & Community Benefits						15-Apr				
Bye Week - NAC Finalizes Project Impacts & Community Benefits							No Mtg			
Meeting 5 - Developer Presents Responses to Community Benefits								29-Apr		
Bye Week - NAC Prepares Letter of Consensus									No Mtg	
Meeting 6 - Cont. Developer / NAC Discussion (if required)										13-May

## THROUGHOUT THE PROCESS

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YOU CAN ALSO [SUBSCRIBE TO EMAIL UPDATES](#) ON THE WEBSITE

## NEIGHBORHOOD ADVISORY COUNCIL (NAC)

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



## NAC – ROLES & RESPONSIBILITIES

### **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

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



## 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

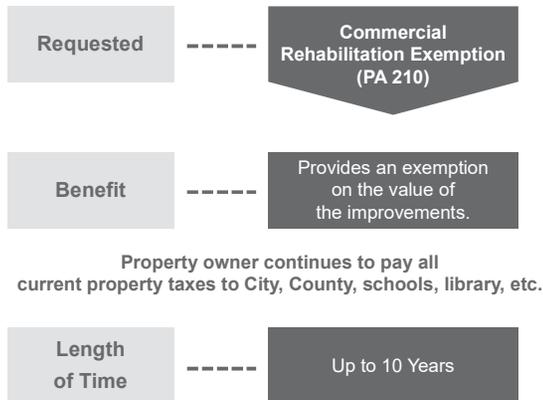


New construction of commercial property

## Eligibility for Incentives

<b>"But-For" Analysis</b>	<ul style="list-style-type: none"> <li>Investment would not have occurred in Detroit without incentives</li> </ul>
<b>Economic Benefits</b>	<ul style="list-style-type: none"> <li>Create and/or retain jobs for Detroiters</li> <li>Provide additional affordable housing units in Corktown</li> </ul>
<b>Fiscal Benefits</b>	<ul style="list-style-type: none"> <li><b>Provides increase in tax revenues</b></li> <li><b>Does not reduce tax revenue for any local jurisdiction (DPS, Library, etc)</b></li> </ul>
<b>Strategic Benefits</b>	<ul style="list-style-type: none"> <li>Project is consistent with the city's plans, corridor strategies, or strategic initiatives, including:             <ol style="list-style-type: none"> <li>Increased employment for Detroiters or blight elimination</li> <li>Local opportunities for Detroit-based businesses</li> </ol> </li> </ul>

## Michigan and Church Tax Abatements



## 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**

## 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		City Services	
Property Taxes.....	\$18.3M	Services (Fire, Police, Etc.).....	\$1.2M
Income Taxes.....	\$7.0M	Utilities .....	\$1.6M
Utilities.....	\$1.9M	Tax Incentives	
State Shared Sales Tax.....	\$ .9M	Tax Abatement.....	\$5.7M
Permits, Fees, Misc.....	\$1.4M	Brownfield TIF.....	\$9.2M
<b>Total Revenues</b>	<b>\$29.5M</b>	<b>Total Offset</b>	<b>\$17.6M</b>

**NET FISCAL  
BENEFIT TO  
THE CITY**

**\$11.9M**

\*Estimates based on DEGC's analysis

## 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

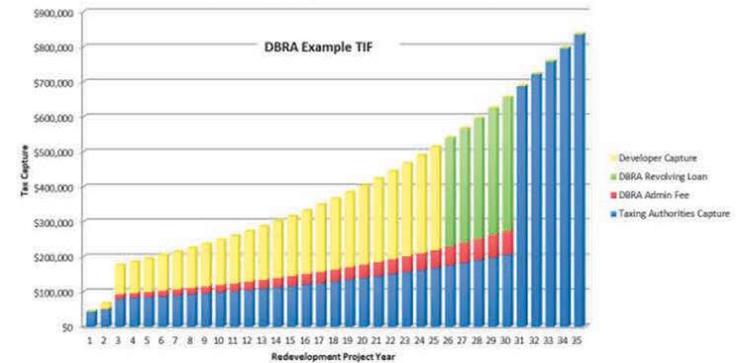
Public nuisance, utilities removed/destroyed, tax reverted, buried subsurface demolition material



**Adjacency**  
Parcels directly adjacent to an eligible property

## Tax Increment Financing – How It Works

### Example TIF Chart



## Eligible Environmental Brownfield Costs



Environmental Testing & Reporting



Environmental Insurance



Removal & Remediation of Contamination

## 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>

## 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*

## Contact

### Nevan Shokar

Associate Director of Special Projects

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

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



SITE 1 APARTMENTS: MICHIGAN AVE ELEVATION

CORKTOWN > DETROIT, MICHIGAN > SITES 1&2



**SITE 1 APARTMENTS: MICHIGAN AVE VIEW**  
 CORKTOWN • DETROIT, MICHIGAN • SITES 1&2



**SITE 1 APARTMENTS: MICHIGAN AVE ELEVATION**  
 CORKTOWN • DETROIT, MICHIGAN • SITES 1&2

- 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**  
 CORKTOWN • DETROIT, MICHIGAN • SITES 1&2

- 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



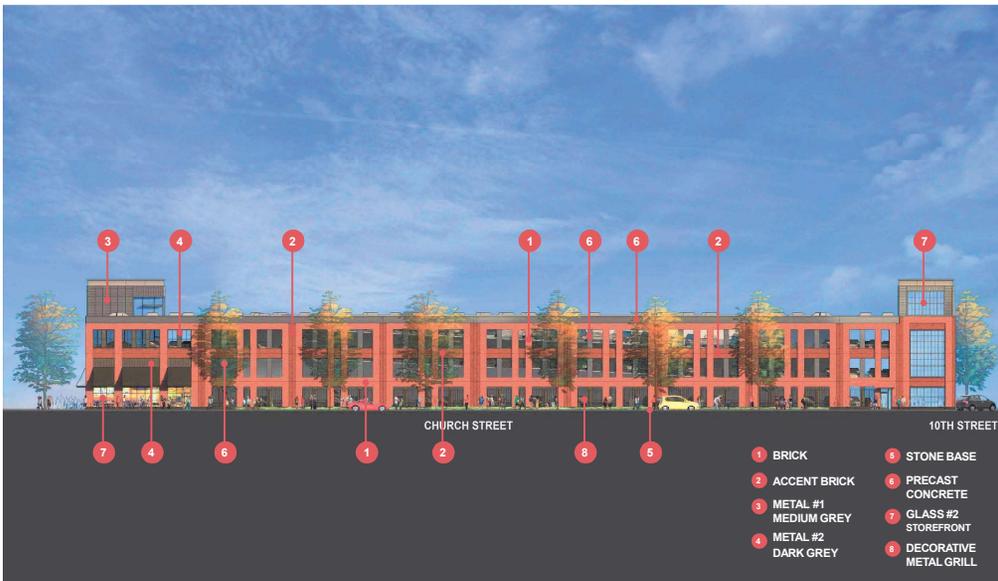
**SITE 1 TOWNHOMES: VIEW FROM GARAGE**  
 CORKTOWN • DETROIT, MICHIGAN • SITES 1&2



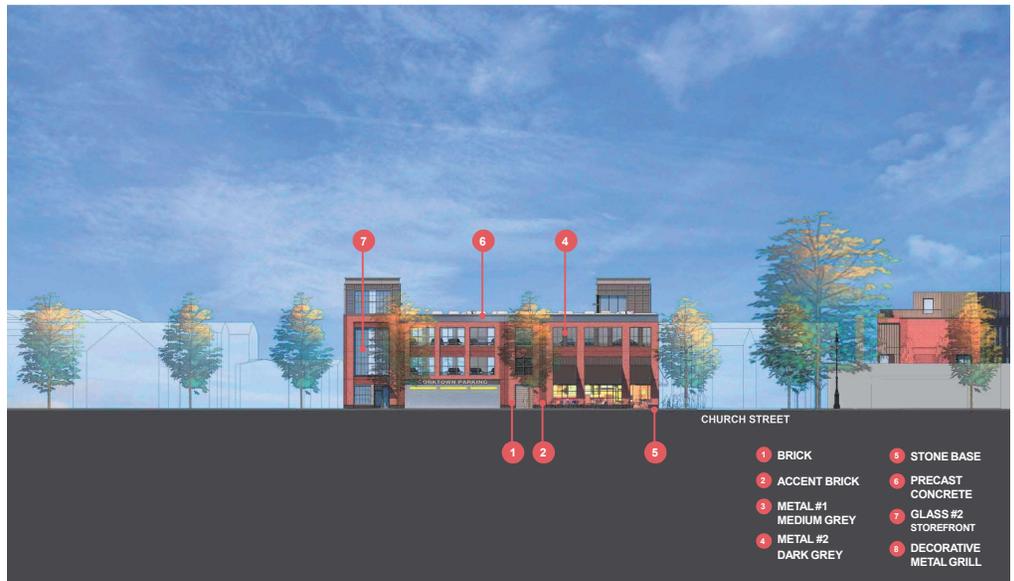
**SITE 1 TOWNHOMES: LANDSCAPE PLAN**  
CORKTOWN • DETROIT, MICHIGAN • SITES 1&2



**SITE 1 TOWNHOMES: VIEW FROM CHURCH STREET**  
CORKTOWN • DETROIT, MICHIGAN • SITES 1&2



**SITE 2 PARKING GARAGE: CHURCH STREET ELEVATION**  
CORKTOWN • DETROIT, MICHIGAN • SITES 1&2

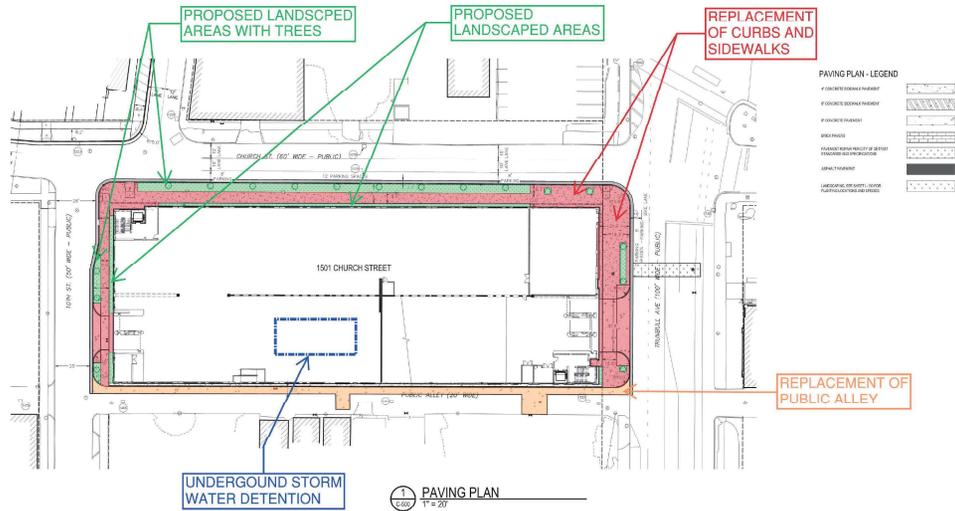


**SITE 2 PARKING GARAGE: TRUMBULL AVE ELEVATION**  
CORKTOWN • DETROIT, MICHIGAN • SITES 1&2

- 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

- 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





# 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 AVAILABLE 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



## 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

**CHRISTMAN | NORCON**  
A JOINT VENTURE

## 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

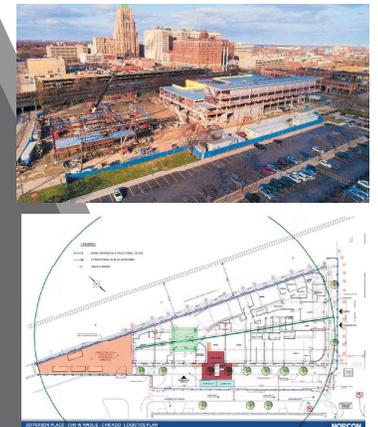
**CHRISTMAN | NORCON**  
A JOINT VENTURE



## 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



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**

**General  
Q & A**



CBO Meeting #3 - April 1, 2021

© ELKUS MANFREDI ARCHITECTS



CBO Meeting #3 - April 1, 2021

© ELKUS MANFREDI ARCHITECTS

## THROUGHOUT THE PROCESS

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Bye Week - NAC Drafts Project Impacts & Community Benefits					No Mtg					
Meeting 4 - NAC Presents Project Impacts & Community Benefits						15-Apr				
Bye Week - NAC Finalizes Project Impacts & Community Benefits							No Mtg			
Meeting 5 - Developer Presents Responses to Community Benefits								29-Apr		
Bye Week - NAC Prepares Letter of Consensus									No Mtg	
Meeting 6 - Cont. Developer / NAC Discussion (if required)										13-May

## 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!



© ELKUS MANFREDI ARCHITECTS

CBO Meeting #3 – April 1, 2021

# **Appendix 8.**

**COMMUNITY BENEFIT PUBLIC MEETING #5**

**PRESENTATION**

**NAC COMMUNITY IMPACT REPORT**

Welcome to the  
**MICHIGAN & CHURCH STREET  
 PROJECT**  
**COMMUNITY BENEFITS MEETING**



© ELKUS MANFREDI ARCHITECTS

**CBO Meeting #5 - April 29, 2021**

**CITY OF DETROIT**  
 DEPARTMENT OF  
 Planning &  
 Development

## AGENDA

- Neighborhood Advisory Council (NAC) Engagement Process  
 & Presentation of Impacts
- NAC Q & A & Discussion
- General Q & A

## COVID-19 VACCINE INFORMATION

**Walk Up  
 Drive Up  
 After Hours  
 Weekends**

**Get Paid.  
 Get your neighbors  
 vaccinated.**

**\$50 per person,  
 per shot.**

**Vaccines to Fit  
 Your Schedule  
 (313) 230-0505**

**LET'S GET  
 BACK**

**Register as a Good Neighbor,  
 Call 313.230.0505**

**LET'S GET  
 BACK**

**VACCINE QUESTIONS?  
 Call DHD at 313-876-4000**

## COVID-19 VACCINE INFORMATION

**LET'S GET  
 BACK  
 to Pistons Games**

**DETROIT PISTONS**

**Vaccine  
 Clinic**

**Get the COVID-19  
 Vaccination at DHDC**

**Wednesday, May 5th, 1-5PM**

*Detroit Hispanic  
 Development Corporation  
 is hosting a free vaccination  
 clinic in partnership with the  
 City of Detroit Health  
 Department.*

**Must call and register!**

**313-967-4880 Ages 16 & up**

Henry Ford Pistons Performance Center  
**Family Vaccine Day**  
**Saturday, May 1, 2021**  
**9 a.m. - 5 p.m.**  
 Food Trucks • Free Parking • Giveaways  
 to register (313) 230-0505

## 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
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Meeting 1 - Introduction to CBO	11-Mar											
Meeting 2 - NAC Selection (2 members selected by the public)		18-Mar										
Bye Week - City Selection Week + NAC Orientation			No Mtg									
Meeting 3 - Developer Project Presentation to NAC				1-Apr								
Bye Week - NAC Drafts Project Impacts & Community Benefits					7-Apr: NAC Meeting	14-Apr: NAC Meeting						
Meeting 4 - Continued Developer / NAC Discussion						15-Apr						
Bye Week - NAC Finalizes Project Impacts & Community Benefits							20-Apr: NAC Meeting	28-Apr: NAC Meeting				
Meeting 5 - NAC Presents Project Impacts & Community Benefits								29-Apr				
Bye Week - NAC Prepares Letter of Consensus									5-May: NAC Meeting			
Meeting 6 - Developer Presents Responses to Community Benefits										13-May		

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## Neighborhood Advisory Council (NAC) Presentation of Project Impacts

## MICHIGAN-CHURCH STREET DEVELOPMENT NEIGHBORHOOD ADVISORY COUNCIL

### \* COMMUNITY ENGAGEMENT PROCESS \*

#### NAC – Community Meetings

April 7<sup>th</sup>  
April 20<sup>th</sup>  
April 28<sup>th</sup>  
May 5<sup>th</sup> *Scheduled*

Average # of participants = 80



#### Emails

[michiganchurchstnac@gmail.com](mailto:michiganchurchstnac@gmail.com)

#### Survey – 75 responses received

On-line  
Distributed door-to-door  
Responses via website or  
Dropped off at local restaurants –  
*McShane's . Bobcat Bonnies . Batch Brewing*

320+ comments, ideas  
submitted from community

#### Feedback from the above sources

led to identifying and prioritizing  
the Impact List

## MICHIGAN-CHURCH STREET DEVELOPMENT NEIGHBORHOOD ADVISORY COUNCIL

### \* IMPACT LIST \*

## MAINTAIN HISTORIC STRUCTURE

### Downtown Storage Building



- Commit to providing a minimum of 401 parking spaces, without creating new surface lots.
- Rehabilitate entire Downtown Storage building for a different use. Engage community for possible re-use plans.
- Create a buffer between parking structure and community.
- Acknowledge the history of the site.

## TRAFFIC IMPACT / SAFETY / WALKABILITY



- There are concerns about increased traffic, increased volume of cars, relative to neighborhood safety for children and walkability. **Request:** Provide information on how these concerns will be mitigated.
- Limit garage vehicle egress so that travel is not permitted toward the residential neighborhoods.
- Extend security to also patrol neighborhood.
- Update traffic study to include pedestrian and bike traffic.

### TRAFFIC IMPACT / SAFETY / WALKABILITY



- Support obtaining 4-way STOP signs at Church & Tenth.
- Support more protected bike lanes.
- Provide funding for Corktown DPD Compstat, which is a monthly meeting lead by DPD and administered by WSU. Attendees include various law enforcement agencies that meet to identify patterns to deter crime in the area. Cost is for data analysis and coordination with partners. **Request: \$7,500**

### MAINTAINING / ENHANCING NEIGHBORHOOD CHARACTER



- Concerns of light pollution from garage and new development into residential areas. **Request:** Limit light from new developments to 0.1 foot-candles as maximum vertical illuminance in any point in the plane of the property line facing residential properties per IES Model Lighting Ordinance for Lighting Zone 1.
- Contribute to the home improvement grant for Impact Area residents. **REQUEST: \$50,000**
- Install new historically appropriate street lighting along Church and Leverette, compatible with the plan for Tenth. **REQUEST: \$3,000**  
*(Amortized over ten years)*

### MAINTAINING / ENHANCING NEIGHBORHOOD CHARACTER



- Support outreach initiatives of St. Peter's Church. **REQUEST: \$2,500**
- Incorporate recognition of previous Saw Mill into project.
- Commit to continue community engagement beyond project completion.
- Provide visual and acoustic screening at public amenity deck (towards residential properties).

### AFFORDABLE HOUSING



- The community is concerned that 20% of units at 80% AMI will not adequately address the needs of community. **Request:** Provide 5% of units at 80 AMI, 5% of units at 60 AMI, and 5% of units at 40 AMI.
- Provide affordable units within the full range of unit types available.

## PARKING



- With the mobility movement coming in the future, build the parking structure so that it could be modified to other uses at a later date, ie, Future Proofing.
- Consider using other (i.e. Ford garage) structures or lots for employee parking and long term parking with shuttles used to transport those people.
- Reserve number of free parking spaces for Corktown residents / guests, (on a need basis).

## PARKING



- Provide free transit passes for renters/owners of the units to avoid the need for them to have to own a car.
- Provide garage parking spaces for ride share type vehicles (such as Zipcar).
- Pay for Residential Parking permits.  
**REQUEST:** (Based on current costs per car/per yr.) = **approx. \$15,000**
- Provide parking study to include Ford and other structures being built.

## PARKING



- Provide study from other Detroit hotels (before covid) as to the number of cars they park for their guests versus data provided that is based on hotels in other cities.
- House all parking for hotel and housing in the parking garage, and not on-street parking.
- Provide updated parking plans (with preservation of entire storage building) and proposed fee structure to NAC and community to review.
- Support one way signs at Tenth, corner of Church / Leverette directing traffic only to Trumbull.

## ENVIRONMENTAL CONCERNS



- Provide sustainable design elements in the new project beyond code minimums and ASHRAE requirements.
- Follow LEED guidelines for certification (but not necessarily having to go through LEED process).
- Consider designing apartment building as a net-zero development, utilizing PACE funding.

## ENVIRONMENTAL CONCERNS



- Provide energy star appliances, water-conserving plumbing fixtures, and energy efficient lighting.
- Provide recycling services to residents in apartments and townhouses.
- Provide EV charging stations in the new garage.
- Design alleyways as green alleys to improve pedestrian travel and reduce hardscape.

## RETAIL / WORKFORCE



- Commit in writing that at least 51% of permanent and part-time jobs will be to Detroit residents.
- Commit in writing that at least 51% of contractors to be Detroit-based.
- Contribute to city's workforce training initiative, with priority to students from Impact Area.  
**REQUEST: \$15,000**
- Work with local non-profits, ie, Detroit Hispanic Development Corp, Mercy Education Project, to provide intern opportunities.

## RETAIL / WORKFORCE



- Consider designing white box retail spaces with flexibility and infrastructure to incorporate possible restaurant tenants.
- Provide at least 30% of retail space at smaller leasable areas that can be available to local small businesses, with a 50% reduction from market rates for five years from completion of project, with priority given to existing residents of Greater Corktown. Consider that this space could be a collective space shared between multiple retail tenants.

## RETAIL / WORKFORCE



- Conduct an area wide market study to determine what businesses residents / guests want / need.
- Encourage small convenience shops with longer hours.
- Work with Motor City Match for local tenants to get them help with tenant up front costs and identify entrepreneurs for retail spaces.
- Mitigate concern about too much traffic on Trumbull if Bucharest Grill moves to Trumbull.

## CONSTRUCTION MITIGATION



- Mitigate noise concerns due to direct proximity to a residential neighborhood. **Request:** Limit noise-making construction to hours between 8:30am-7:00pm weekdays only.
- Limit dirt, dust, and other particulate materials from construction site to exceed BSEED requirements.
- **Request:** Sweep the streets and remove debris weekly.
- Preserve use of bike lane on Michigan Ave during construction.

## CONSTRUCTION MITIGATION



- Provide an online portal for project information, environmental reports, road closures, and other construction information.
- Provide a phone number and email for resident complaints to developer during construction process.
- City to share number for BSEED regarding construction concerns on the CBO website during the construction process.
- Provide fenced enclosures and security for the construction sites.

## CONSTRUCTION MITIGATION



- Provide all parking for construction, construction staging, and construction traffic needs off-site and not in residential neighborhoods (Including, but not limited to, Church, 10th St south of Church, 11th St, and Leverette).
- Agree to patronize businesses and vendors within impact zone during construction process.
- Recognize the inconvenience (vouchers for cleaning, furnace filters, etc.) residents will experience from the construction by paying a nominal amount, not to be considered compensation for any significant damage to their property. **\$\$** (See Home Improvement Grant)

## COMMUNITY INVESTMENTS



- Provide funding to upgrade Murphy Play lot basketball court. **REQUEST: \$2,500** (one-time)
- Allow nominal fee membership for Corktown residents to use the amenities - pool, gym.
- Free community space for meetings, events, etc.
- Join Corktown Business Association and participate in the Business Improvement Zone. **\$\$ TBD**
- Fund local art by Detroit artists. Provide minimum two works of public art either on project site or elsewhere within impact area. **REQUEST: \$3,000**
- Donate to the Corktown Historical Society. **REQUEST: \$1,500**

## COMMUNITY ASSURANCES



- Developer will adhere to Detroit zoning and Traditional Main Street Overlay requirements.
- Commit in writing that facades along Michigan Ave, 10th, and 11th and at parking garage will be at least 60% (80% on Michigan Ave) brick masonry material.
- Developer follows the same historic (HDC) requirements as residents must with their homes.
- Commit in writing that the townhouse construction along Church St will continue to match the building heights and setbacks of the neighborhood as currently shown.

## COMMUNITY ASSURANCES



- Commit in writing that the alleyway will provide thoroughfare at project completion.
- Agree to develop the project to follow pedestrian-focused urban design.

## OTHER OPPORTUNITIES

- Propose a moratorium of demolishing property in Historic Corktown.
- Residential parking permits must be last step in controlling any overflow parking.
- Suggest developer refer to [www.reformdetroitparking.org](http://www.reformdetroitparking.org).
- Community has shown support for a taller garage or underground garage if needed.

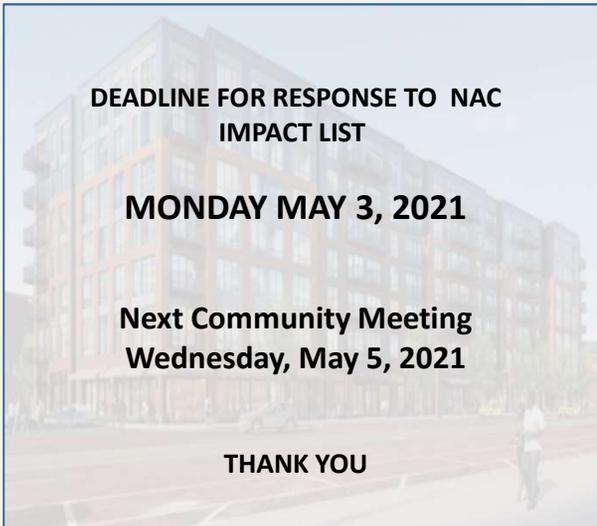
Provide 10% of \$10M Abatement over ten years  
**REQUEST: \$100,000 / year to the community**



### COMMUNITY BENEFITS Annual Costs

Home Improvement Grant	\$ 50,000
<i>(includes construction mitigation vouchers)</i>	
Workforce Training Donation	\$ 15,000
Residential Parking	\$ 15,000
COMPSTAT	\$ 7,500
Lighting (amortized over 10 years)	\$ 3,000
Art Fund	\$ 3,000
St. Peter's Outreach	\$ 2,500
Murphy Play Lot Court (one-time)	\$ 2,500
Corktown Historical Society	\$ 1,500

**TOTAL** **\$100,000**



**DEADLINE FOR RESPONSE TO NAC  
IMPACT LIST**

**MONDAY MAY 3, 2021**

**Next Community Meeting  
Wednesday, May 5, 2021**

**THANK YOU**

**NAC ENGAGEMENT AND MEETINGS**

Contact the NAC at: [MichiganChurchStNAC2021@gmail.com](mailto:MichiganChurchStNAC2021@gmail.com)

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NAC Member Meeting: Wednesday May 5th, 6:00pm

**MEETING LINK:** <https://us02web.zoom.us/j/86491835858>

**DIAL IN: 1-312-626-6799**  
**MEETING ID: 864 9183 5858**



**Neighborhood  
Advisory Council  
Q & A + Discussion**

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**CBO Meeting #5 - April 29, 2021**

CITY OF DETROIT DEPARTMENT OF PLANNING & DEVELOPMENT



**General  
Q & A**

© ELKUS MANFREDI ARCHITECTS

**CBO Meeting #5 - April 29, 2021**

CITY OF DETROIT DEPARTMENT OF PLANNING & DEVELOPMENT

## CBO PROCESS – MEETING SCHEDULE

\*Please note that this schedule may change. Updates will be provided through email list and at [www.detroitmi.gov/michigan-church](http://www.detroitmi.gov/michigan-church)

MICHIGAN & CHURCH STREET PROJECT CBO SCHEDULE												
Meetings	March 2021			April 2021				May 2021				
	WK 1	WK 2	WK 3	WK 4	WK 5	WK 6	WK 7	WK 8	WK 9	WK 10	WK 11	WK 12
Meeting 1 - Introduction to CBO	11-Mar											
Meeting 2 - NAC Selection (2 members selected by the public)		18-Mar										
Bye Week - City Selection Week + NAC Orientation			No Mtg									
Meeting 3 - Developer Project Presentation to NAC				1-Apr								
Bye Week - NAC Drafts Project Impacts & Community Benefits					7-Apr: NAC Meeting	14-Apr: NAC Meeting						
Meeting 4 - Continued Developer / NAC Discussion						15-Apr						
Bye Week - NAC Finalizes Project Impacts & Community Benefits							20-Apr: NAC Meeting	28-Apr: NAC Meeting				
Meeting 5 - NAC Presents Project Impacts & Community Benefits								29-Apr				
Bye Week - NAC Prepares Letter of Consensus									5-May: NAC Meeting			
Meeting 6 - Developer Presents Responses to Community Benefits											13-May	

## 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)



YOU CAN ALSO [SUBSCRIBE TO EMAIL UPDATES ON THE WEBSITE](#)

## NAC ENGAGEMENT AND MEETINGS

Contact the NAC at: [MichiganChurchStNAC2021@gmail.com](mailto:MichiganChurchStNAC2021@gmail.com)

NAC Member Meeting: Wednesday May 5th, 6:00pm

MEETING LINK: <https://us02web.zoom.us/j/86491835858>

DIAL IN: 1-312-626-6799

MEETING ID: 864 9183 5858

## NEXT CBO MEETING

MEETING 6: THURSDAY May 13<sup>th</sup>, 6:00pm – 8:00pm

AGENDA: Developer response to NAC

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

**COVID-19 VACCINE INFORMATION**

**Walk Up  
Drive Up  
After Hours  
Weekends**

**Get Paid.  
Get your neighbors  
vaccinated.  
\$50 per person,  
per shot.**

**Vaccines to Fit  
Your Schedule  
(313) 230-0505**

**Register as a Good Neighbor,  
Call 313.230.0505**

**VACCINE QUESTIONS?  
Call DHD at 313-876-4000**

**COVID-19 VACCINE INFORMATION**

**LET'S GET  
BACK  
to Pistons Games**

**Vaccine  
Clinic**

**Get the COVID-19  
Vaccination at DHDC**

**Wednesday, May 5th, 1-5PM**

*Detroit Hispanic  
Development Corporation  
is hosting a free vaccination  
clinic in partnership with the  
City of Detroit Health  
Department.*

**Must call and register!**

**313-967-4880 Ages 16 & up**

Henry Ford Pistons Performance Center  
**Family Vaccine Day**  
**Saturday, May 1, 2021**  
**9 a.m. - 5 p.m.**  
Food Trucks • Free Parking • Giveaways  
to register (313) 230-0505

**THANK YOU!**

**DEPARTMENT OF  
CITY OF  
DETROIT  
PLANNING &  
DEVELOPMENT**

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**CBO Meeting #5 - April 29, 2021**

# **Appendix 9.**

## **NAC COMMUNITY IMPACTS AND DEVELOPER RESPONSE MATRIX**

Michigan-Church Street Development Neighborhood Advisory Council Identified Impacts				
DRAFT IMPACT LIST + DEVELOPER / CITY RESPONSES : May 11, 2021				
Included in Community Benefits Provision	Heading	NAC REQUEST / IMPACT	DEVELOPER + CITY RESPONSE - Updated 5.11.2021	NAC Response to Developer Proposal - 5.5.2021
			SUMMARY STATEMENT FROM DEVELOPER To summarize, we believe the impact list was a basis for constructive dialogue. There is shared direction between the NAC and our development team on a majority of the noted impacts. Our path to address those impacts is identified in our responses and has been communicated throughout the Tier 1 process. Quite simply, we cannot afford a total commitment of \$1M, even if amortized over 10 years. We will make a one-time contribution of \$100,000. The NAC, in consultation with the City, can then determine how best to allocate our contribution. Further, we would ask the City to weigh in on successful executions of previously committed Tier 1 funding objectives and the best mechanisms to ensure successful impact of the contribution.	
				Accepted Developer Response
				Needs further clarification
				Modified request in response to developer comments
		<b>Maintain historic storage building \$\$ (TBD)</b>		
Y	Historic Preservation	Rehabilitate entire Downtown Detroit Storage building for a different use. Acknowledge the history of the site.	As submitted to the Historic District Commission, the Developer commits to preserving the entire Downtown Storage Building. Developer commits to commemorating the site's history as a Saw Mill by installing a commemorative plaque.	Accepted Developer Response
Y	Parking, Traffic, Walkability, and Safety	Create a buffer between parking structure and community	The preservation of the Downtown Storage Building will serve as an effective buffer between the parking garage and community.	Accepted Developer Response
Y	Historic Preservation	Engage community for possible re-use plans for the existing storage building.	The Developer commits to holding 3 community meetings on possible re-use plans for the Downtown Storage Building in keeping with its demonstrated commitment to community engagement.	Accepted Developer Response
		<b>Traffic Impact / Safety / Walkability \$\$ (TBD)</b>		
Y	Parking, Traffic, Walkability, and Safety	There are concerns about increased traffic, increased volume of cars, relative to neighborhood safety for children and walkability. Please respond with how these concerns will be mitigated.	The reduced garage capacity will result in reduced car volume. Developer commits to installing new sidewalks, increasing the size of the 10th Street sidewalk, and installing street trees along Church, 10th, and Michigan Ave. frontages. Development team will support additional traffic calming measures preferred by the community subject to any necessary studies proving such measures to be effective and that such measures are approved by the appropriate City of Detroit governing body.	Accepted Developer Response
Y	Parking, Traffic, Walkability, and Safety	Limit garage vehicle egress so that travel is not permitted toward the residential neighborhoods	Developer confirms the primary egress/ingress for the parking garage is on Trumbull. The garage's secondary ingress/egress is located on Church Street, as far east as possible. This secondary entrance will serve 40 spaces along with bicycle storage, thus significantly reducing the volume of traffic accessing the garage off Church.	Accepted Developer Response
Y	Parking, Traffic, Walkability, and Safety	Extend and provided security to also patrol neighborhood	At this stage in the development cycle, a security plan has not been detailed for the apartment building and parking garage. Should Developer engage and contract with a security firm, Developer will commit to neighborhood patrol. See construction mitigation section for construction related security plan.	Accepted Developer Response

Michigan-Church Street Development Neighborhood Advisory Council Identified Impacts				
DRAFT IMPACT LIST + DEVELOPER / CITY RESPONSES : May 11, 2021				
Included in Community Benefits Provision	Heading	NAC REQUEST / IMPACT	DEVELOPER + CITY RESPONSE - Updated 5.11.2021	NAC Response to Developer Proposal - 5.5.2021
		Support obtaining 4-way STOP signs at Church & 10th	Developer would support obtaining a 4-way STOP at Church at 10th Street, subject to review and approval by the appropriate City of Detroit governing body. Residents may submit requests for new stop signs to the Detroit Department of Public Works Traffic Engineering who can be contacted at (313) 224-1610	Accepted Developer Response
		Support more protected bike lanes	Developer would support more protected bike lanes subject to review and approval by the appropriate City of Detroit and State of Michigan governing body	Accepted Developer Response
Y	Parking, Traffic, Walkability, and Safety	Provide funding for Corktown DPD Compstat, which is a monthly meeting lead by DPD and administered by WSU's Center for Urban Studies. Attendees include the FBI, Homeland Security, Border Patrol, Department of Corrections, Security officers from DTE, Ford, Motor City Casino, Rock Financial, WCCCD, and others, along with HEAT, the community and the Corktown Business Association to identify crime patterns to deter crime in the area. Cost is for data analysis and coordination with partners. Annual Cost = \$15,000	<b>COMPSTAT will soon be administered by Detroit Police Department at no charge, through their community COMPSTAT program.</b>	
		Update traffic study to also include pedestrian traffic	The vehicular traffic study has been completed per requirements of the Detroit Department of Public Works. MDOT is currently performing a corridor traffic analysis of Michigan Avenue and any changes to Michigan Avenue signals will come from a result of that study and project implementation. When the traffic signals along Michigan are updated, changes in signal timing to allow increased pedestrian crossing time can be addressed.	Accepted Developer Response
Y	Parking, Traffic, Walkability, and Safety		<b>City will support removing triagle street cut-through at intersection of Church and Trumbull pending results of MDOT study</b>	NEW: Support removing triangle street at Church and Trumbull to be a "pocket park"
		<b>Maintaining / Enhancing Neighborhood Character \$\$ (TBD)</b>		
Y	Design and Sustainability	Concerns of light pollution from garage and new development into residential areas. Request: Limit light from new developments to 0.1 footcandles as maximum vertical illuminance in any point in the plane of the property line facing residential properties per IES Model Lighting Ordinance for Lighting Zone 1.	<b>Developer agrees to limit light from new developments as described: Limiting light from new developments to 0.1 footcandles as maximum vertical illuminance in any point in the plane of the property line facing residential properties per IES Model Lighting Ordinance for Lighting Zone 1. Subject to applicable City approval. Developer will need to install safety wall mounted light fixtures in the alley behind the garage - facing Leverette residences</b>	Accepted Developer Response
	Community Support and Investments	Contribute to the home improvement grant for Impact Area residents - \$\$	<a href="#">See Community Investments Request</a> : At the NAC's option, Developer can make a contribution to the existing Home Repair Grant Program administered by the City of Detroit Bridging Neighborhoods Program. These funds will be specifically earmarked for eligible repairs for homes in Historic Corktown, who already applied to the existing program but have not been accepted due to current lack of available funding.	<a href="#">See Community Investment Request</a>
Y	Design and Sustainability	Install new historically appropriate street lighting along Church and Leverette, compatible with that planned for 10th - \$\$	<b>DEVELOPER confirms that the Detroit Public Lighting Authority will dictate the specific requirements as to the fixture design and specifications of street lights placed in the public right of way</b>	Accepted Developer Response

Michigan-Church Street Development Neighborhood Advisory Council Identified Impacts				
DRAFT IMPACT LIST + DEVELOPER / CITY RESPONSES : May 11, 2021				
Included in Community Benefits Provision	Heading	NAC REQUEST / IMPACT	DEVELOPER + CITY RESPONSE - Updated 5.11.2021	NAC Response to Developer Proposal - 5.5.2021
Y	Community Support and Investments	Support outreach initiatives of St. Peter's Church - \$\$	Developer has previously committed to support the outreach initiatives of St. Peter's Church as documented in our City Council project summary document submitted to the City Clerk during the Godfrey Hotel Approval. Further, such initiatives and contributions were agreed to as a result of direct discussions and negotiations between the development team and church leadership.	Accepted Developer Response
Y	Historic Preservation	Incorporate recognition of previous Saw Mill into project	Developer commits to commemorating the site's history as a Saw Mill by installing a commemorative plaque.	Accepted Developer Response
Y	Community Support and Investments	Developer commits to continue community engagement beyond project completion	Developer commits to meet with and annually update the residents of activities at the Hunter Pasteur development for 5 years, beginning in 2022.	Accepted Developer Response
Y	Design and Sustainability	Provide visual and acoustic screening at public amenity deck (towards residential properties)	Developer confirms that amenity deck is raised to approximately 3rd floor level of the townhomes and the roofs of the neighboring properties, obscuring views from the alley and Church Street. Activity in the amenity deck will be 16' above the alley limiting noise impact at street level. Decorative screening and landscaping will buffer the south edge of the amenity deck.	Accepted Developer Response
<b>Affordable Housing (TBD)</b>				
Y	Housing and Retail	The community is concerned that 20% of units at 80% AMI will not adequately address the needs of community. Request: Provide 5% of units at 80 AMI, 5% of units at 60 AMI, and 5% of units at 40 AMI.	The Developer commits to providing 10% of rental units at 60% of AMI, subject to City of Detroit approval. If required by the Detroit Inclusionary Housing Ordinance, Developer will seek a waiver from City Council to allow for the adjusted affordability mix. Developer will employ a property management company to market affordable units and verify income of eligible tenants.	The community is concerned that 20% of units at 80% AMI will not adequately address the needs of community. Request: Provide 2.5% of units at 80 AMI, 5% of units at 60 AMI, and 2.5% of units at 40 AMI.
Y	Housing and Retail	Provide affordable units within the full range of unit types available.	Developer commits to providing affordable units within the full range of unit types available in the Michigan Ave. apartment building	Accepted Developer Response
<b>Parking \$\$ (TBD)</b>				
Y	Parking, Traffic, Walkability, and Safety	Commit to providing the ordinance-required number of parking spaces without seeking variances or waivers, without creating new surface lots. Provide parking required for the hotel prior to hotel opening and parking for apartments prior to tenants moving in. (Can a required timeline and penalty be included?)	Developer commits to meet the amount of parking spaces as required by applicable City zoning ordinance. All required parking will be built prior to Project receiving Certificate of Occupancy.	NAC seeks to clarify where the parking spaces are coming from and what the proposed count is. Does this include visitors to tenant spaces?
		With the mobility movement coming in future, can the parking structure be built so that it could be modified to other uses at a later date, ie, Future Proofing?	Design of the parking structure is limited by the reduced size and cannot be modified to meet this request.	Accepted Developer Response
		Can other (i.e. Ford garage) structures or lots be utilized for employee parking and long term parking with shuttles used to transport those people?	It is not feasible for Developer to meet this request.	Accepted Developer Response
		Reserve number of parking spaces for Corktown residents / guests, (on a need basis) at no charge	All spaces in the reduced parking garage will be required to provide sufficient spaces for the Godfrey Hotel and Michigan and Church St. projects, per City of Detroit Zoning Ordinance. There is no plan for publicly available parking spaces in this development	Accepted Developer Response
		Provide free transit passes for renters/owners of the units to avoid the need for them to have to have a car	It is not feasible for Developer to meet this request - residents of the development will make their own decision as to their preferred mode of transportation	Accepted Developer Response
Y	Parking, Traffic, Walkability, and Safety	Provide garage parking spaces for rideshare vehicles type vehicles (such as Zipcar)	Developer commits to provide limited number of parking garage spaces dedicated for rideshare vehicles	Accepted Developer Response

5.11.21 Updated NAC Responses

Michigan-Church Street Development Neighborhood Advisory Council Identified Impacts				
DRAFT IMPACT LIST + DEVELOPER / CITY RESPONSES : May 11, 2021				
Included in Community Benefits Provision	Heading	NAC REQUEST / IMPACT	DEVELOPER + CITY RESPONSE - Updated 5.11.2021	NAC Response to Developer Proposal - 5.5.2021
		Free parking for businesses to validate customer's patronizing local businesses	All spaces in the reduced parking garage will be required to provide sufficient spaces for the Godfrey Hotel and Michigan and Church St. projects, per City of Detroit Zoning Ordinance. There is no plan for publicly available parking spaces in this development	Accepted Developer Response
		Pay for Residential Parking permits -- \$\$ At current costs per car/per yr	The City has provided the NAC with information on the Residential Parking Permit Program and how to petition for establishing a Residential Parking Permit Area (RPPA) in Corktown. It is not feasible for the Developer to pay for individual residential parking permits	Accepted Developer Response
		Provide parking study to include Ford and other structures being built	Developer has provided a traffic study for their project and is responsible to provide off-street parking for it's developments to satisfy the City of Detroit Zoning Ordinance. The Ford Parking Structure is outside the distance allowable for parking facilities for these projects and other proposed parking structures are still conceptual and are too early in the development process to satisfy the needs of the Michigan and Church Street project.	Accepted Developer Response
		Have other Detroit hotels (before covid) been studied as to the number of cars they park for their guests versus what happens in other cities?	Developer evaluated the car usage at the Shinola Hotel prior to the Covid-19 Pandemic	Accepted Developer Response
Y	Parking, Traffic, Walkability, and Safety	House all parking for hotel and housing in the parking garage, and not on-street parking.	<b>Developer confirms that all overnight traffic will be parked in the garage and zero on-street parking will be used by the hotel valet.</b>	Accepted Developer Response
		Provide updated parking plans (with preservation of entire storage building) and proposed fee structure to NAC and community to review.	Developer submitted updated parking plans to the City in preparation for the Historic District Council meeting on May 12th. The plans are now public record and accessible to anyone that wants to view them. There are no plans for publicly available parking in this development, thus there will not be public parking rates established	Accepted Developer Response
		One way signs at 10th corner of Church / Leverette directing traffic only to Trumbull	Any new traffic measures are subject to review and approval by Detroit Department of Public Works. The parking garage ingress/egress is located on Trumbull. The secondary entrance is located in close proximity to Trumbull and is as far east as possible and only provides access to 40 spaces.	Accepted Developer Response
Y	Parking, Traffic, Walkability, and Safety		<b>Developer will evaluate the opportunity to join the Corktown Business Association's shared Corktown parking program six months after the opening of the full development.</b>	NEW: Propose joining a shared Corktown parking program by Corktown Business Assoc.
		<b>Environmental Concerns</b>		
Y	Design and Sustainability	Provide sustainable design elements in the new project beyond code minimums and ASHRAE requirements.	<b>Developer commits to providing sustainable design elements in the new project beyond code minimums and ASHRAE requirements</b>	Accepted Developer Response
Y	Design and Sustainability	Provide energy star appliances, water-conserving plumbing fixtures, and energy efficient lighting.	<b>Developer commits to providing energy star appliances, water-conserving plumbing, and energy efficient lighting</b>	Accepted Developer Response
Y	Design and Sustainability	Provide recycling services to residents in apartments and townhouses.	<b>Developer commits to provide recycling services to residents in apartments and townhouses.</b>	Accepted Developer Response
Y	Design and Sustainability	Provide EV charging stations in the new garage.	<b>Developer commits to provide EV charging stations in the new garage.</b>	Accepted Developer Response

Michigan-Church Street Development Neighborhood Advisory Council Identified Impacts				
DRAFT IMPACT LIST + DEVELOPER / CITY RESPONSES : May 11, 2021				
Included in Community Benefits Provision	Heading	NAC REQUEST / IMPACT	DEVELOPER + CITY RESPONSE - Updated 5.11.2021	NAC Response to Developer Proposal - 5.5.2021
Y	Design and Sustainability	Provide improvements to alleyway to make them more walkable and green (Replace concrete slab, provide planting areas, increased drainage). Encourage city to continue alley improvements from the developer's project to 11th Street as needed.	Developer will rebuild the paving of the alleyway with green planted strips along the side and improved lighting along their portion of the apartment building for both the Church St and 11th St alleys and will be responsible for maintenance of this section of the alley. Developer will also provide stormwater retention that will hold storm water for the entire alleyway between 10th and the north / south alley that runs along the west side of the apartment building.	Design alleyways as green alleys to improve pedestrian travel and reduce hardscape. Whatever work is happening behind building alley, extend it to whole alley and 11th street alley? Hardscape, drainage, beautification
Y	Design and Sustainability	Follow LEED guidelines for certification (but not necessarily having to go through LEED process)	Developer will be practicing sustainable design to LEED and WELL standards on this project	Accepted Developer Response
		Consider designing apartment building as a net-zero development, utilizing PACE funding.	Developer cannot design building to be net-zero. Developer has evaluated PACE financing but cannot commit to making such financing as part of our capital stack	Accepted Developer Response
		<b>Retail / Workforce - \$\$ (TBD)</b>		
Y	Workforce and Local Hiring	Commit in writing that at least 51% of permanent and part-time jobs will be to Detroit residents.	As part of its tax abatement application, Developer will submit a local hiring plan for permanent jobs to be evaluated and approved by Detroit Civil Rights, Inclusion, and Opportunity Department (CRIO). Developer has committed to the City of Detroit: 1. To engage Detroit at Work as our primary staffing partner for both the Godfrey Hotel and any direct employment related to the apartment building and the parking garage. 2. Develop and implement a Detroit at Work Staffing Plan 3. Post all Detroit job openings through DetroitatWork.com 4. Ban the Box 5. Modify pre-employment screening and testing 6. Commit to an agreed-upon priority hiring window for all new positions 7. Commit to attending a New Employer Introduction meeting for Grow Detroit's Young Talent	Accepted Developer Response
		Contribute to workforce training initiative \$\$ (TBD)	Developer has committed to the City of Detroit: 1. To engage Detroit at Work as our primary staffing partner for both the Godfrey Hotel and any direct employment related to the apartment building and the parking garage. 2. Develop and implement a Detroit at Work Staffing Plan 3. Post all Detroit job openings through DetroitatWork.com 4. Ban the Box 5. Modify pre-employment screening and testing 6. Commit to an agreed-upon priority hiring window for all new positions 7. Commit to attending a New Employer Introduction meeting for Grow Detroit's Young Talent	Accepted Developer Response
Y	Workforce and Local Hiring	Work with local non-profits, ie, Detroit Hispanic Development Corp, Mercy Education Project, to provide intern opportunities	Developer commits that it will share internship and employment opportunities with local non-profits such as Detroit Hispanic Development Corporation, Mercy Education Project and others as appropriate.	Accepted Developer Response

Michigan-Church Street Development Neighborhood Advisory Council Identified Impacts				
DRAFT IMPACT LIST + DEVELOPER / CITY RESPONSES : May 11, 2021				
Included in Community Benefits Provision	Heading	NAC REQUEST / IMPACT	DEVELOPER + CITY RESPONSE - Updated 5.11.2021	NAC Response to Developer Proposal - 5.5.2021
Y	Housing and Retail	There are concerns that the current retail rental rates will be unaffordable to local small business owners. Consider providing some smaller retail areas and decreased rents to local businesses. Provide at least 30% of retail space at smaller leasable areas that can be available to local small businesses with a 50% reduction from market rates for five years from completion of project. Consider that this space could be a collective space shared between multiple retail tenants.	It is not feasible for the Developer to meet this request, however the Developer welcomes input from the community on preferred retail uses.	Accepted Developer Response
Y	Housing and Retail	Consider designing white box retail spaces with flexibility and infrastructure to incorporate possible restaurant tenants.	Developer commits to designing white box retail spaces with flexibility and infrastructure to incorporate possible restaurant tenants.	Accepted Developer Response
Y	Housing and Retail	Conduct an area wide market study to determine what businesses residents / guests want / need. This legacy of unique and diverse small businesses must be honored and continued. This should include concessions and affordability to make the retail spaces accessible to mom and pop shops vs. chains, with priority given to existing residents of Greater Corktown. Encourage small convenience shops with longer hours.	Developer commits to engage a retail broker at the appropriate time in preparation for leasing the retail space. The broker will conduct a market study upon engagement.	Accepted Developer Response
Y	Housing and Retail	Work with Motor City Match for local tenants to get them help with tenant up front costs and identify entrepreneurs for retail spaces.	Developer will partner with Motor City Match to identify potential local tenants / entrepreneurs for retail spaces and assist with tenant upfront costs	Accepted Developer Response
Y	Parking, Traffic, Walkability, and Safety	Concern about too much traffic on Trumbull if Bucharest Grill moves to Trumbull.	Developer's traffic study utilized the Institute of Transportation Engineers (ITE) established standards to determine the trip generation modeling for all uses, including the retail at the 1510 Church garage site. The traffic study completed analyzed the existing, future, and future with buildout traffic conditions for the Michigan and Trumbull intersection. Only in the PM peak hour did the study show the Michigan and Trumbull intersection operating below an acceptable level of service (LOS). The LOS was able to be improved to an acceptable level of service through signal timing changes and a recommended addition of a northbound/southbound left turn. Developer will apply to City of Detroit Public Works to establish 15 minute street parking spaces along parking garage on Chuch Street, between Trumbull and 10th Street.	Provide 15 minute parking spaces for pickup only along Church street garage side and dedicated parking inside structure?
Y	Workforce and Local Hiring	Commit in writing that at least 51% of contractors to be Detroit-based	Developer will commit to following the terms set forth in EO 2016-1.	Accepted Developer Response
		<b>Construction Mitigation \$\$ (TBD)</b>		
Y	Construction	Mitigate noise concerns due to direct proximity to a residential neighborhood. Request: Limit noise-making construction to hours between 8:30am-7:00pm weekdays only.	Developer will limit construction activities to 7am - 7pm Monday through Friday and 8am - 7pm on Saturday	Mitigate noise concerns due to direct proximity to a residential neighborhood. Request: Limit noise-making construction to hours between 8:30am-7:00pm weekdays only.
Y	Construction	Limit dirt, dust, and other particulate materials from construction site to r exceed BSEED requirements.	Developer commits to meet or exceed BSEED requirements. The general contractor will use best practices for dust mitigation including netting on site fencing, netting on guardrails, regular street sweeping, and diligent on-site clean-up. Developer's dust mitigation efforts will also meet the standards of MIOSHA	Accepted Developer Response

Michigan-Church Street Development Neighborhood Advisory Council Identified Impacts				
DRAFT IMPACT LIST + DEVELOPER / CITY RESPONSES : May 11, 2021				
Included in Community Benefits Provision	Heading	NAC REQUEST / IMPACT	DEVELOPER + CITY RESPONSE - Updated 5.11.2021	NAC Response to Developer Proposal - 5.5.2021
Y	Construction	Request: Sweep the streets and remove debris weekly.	Developer commits to regular street sweeping and diligent on-site clean-up	Accepted Developer Response
Y	Construction	Preserve use of bike lane on MI Ave during construction.	Developer will make best efforts to keep Michigan Avenue bike lanes open during construction in coordination with MDOT and the City of Detroit. Safety concerns will take priority in the decision-making process as to whether bike lanes can be preserved.	Accepted Developer Response
Y	Construction	Agree to patronize businesses and vendors within impact zone during construction process.	Developer agrees to patronize businesses and vendors within impact zone during construction process.	Accepted Developer Response
Y	Construction	Provide an online portal for project information, environmental reports, road closure, and other construction information.	Developer commits to provide an online portal for project information, environmental reports, road closure, and other construction information.	Accepted Developer Response
Y	Construction	Provide a phone number and email for resident complaints to developer during construction process.	Developer commits to provide a phone number and email for resident complaints to developer during construction process.	Accepted Developer Response
Y	Construction	City to share number for BSEED regarding construction concerns on the CBO website during the construction process.	<u>City will post BSEED number for construction complaints on the CBO website at <a href="http://www.detroitmi.gov/michigan-church">www.detroitmi.gov/michigan-church</a></u>	Accepted Developer Response
Y	Construction	Provide a fenced enclosures and security for the construction sites.	Developer commits to have a fenced enclosure. The construction site will be fully secured with fencing and security cameras	Accepted Developer Response
Y	Construction	Provide all parking for construction, construction staging, and construction traffic needs off-site and not in residential neighborhoods (Including, but not limited to, Church, 10th St south of Church, 11th St, and Leverette).	Developer commits that contractor parking will not be on the street or in the neighborhood. Developer has an existing surface parking lot under contract for staging and contractor parking.	Accepted Developer Response
		Recognize the inconvenience (vouchers for cleaning, furnace filters, etc) residents will experience from the construction by paying them some nominal amount, not to be considered compensation for any significant damage to their property they may experience. - \$\$	<u>See Community Investments Request</u>	Accepted Developer Response
		<b>Community Investments -- \$\$ (TBD)</b>		
Y	Community Support and Investments	Provide 10% of \$10M rebate over ten years = \$100,000 / year to the community	DEVELOPER will contribute \$100,000 to be paid upon approval of the Project's Tier 1 CBO Provision by Detroit City Council. An additional \$50,000 will be contributed by the DEVELOPER within twelve months of the Project receiving its Certificate of Occupancy from the CITY. DEVELOPER'S investment will be used to create a permanent endowment fund for neighborhood improvement projects benefiting the Project Impact Area. The interest income from the endowment fund will be deployed annually to support neighborhood improvement projects in the Project Impact Area (Historic Corktown Neighborhood) per the procedures and practices of the granting organization with input from neighborhood residents	Provide 5% of \$10M = \$500,000
		Provide funding to upgrade Murphy Play lot basketball court - \$\$	<u>See Community Investments Request</u>	<u>See Community Investments Request</u> . Include Dean Savage Park and Mullett Park in addition to Murphy Play Lot
		Allow nominal fee membership for Corktown residents to use the apartment amenities - pool, gym	Apartment amenity spaces are limited to residents of the development only	Accepted Developer Response

5.11.21 Updated NAC Responses

Michigan-Church Street Development Neighborhood Advisory Council Identified Impacts				
DRAFT IMPACT LIST + DEVELOPER / CITY RESPONSES : May 11, 2021				
Included in Community Benefits Provision	Heading	NAC REQUEST / IMPACT	DEVELOPER + CITY RESPONSE - Updated 5.11.2021	NAC Response to Developer Proposal - 5.5.2021
Y	Community Support and Investments	Provide free community Space for meetings, events, etc.	Developer commits to provide our community space for free, 2x per year, with a maximum capacity of 50 people	Accepted Developer Response
Y	Community Support and Investments	Fund local art by Detroit artists. Request: Provide minimum two works of public art either on project site or elsewhere within impact area. \$\$	Developer has previously committed to work with the Detroit Walls program (through the City of Detroit) for our mural design and artist selection for the Godfrey hotel murals.	Accepted Developer Response
		Donate to the Corktown Historical Society -- \$\$	<a href="#">See Community Investments Request</a>	Accepted Developer Response
Y	Community Support and Investments	Join Corktown Business Association and participate in Business Improvement Zone \$\$ TBD	Developer's hotel entity, Godfrey, is already a member of the Corktown Business Association. It is Developers' understanding that a Business Improvement Zone (BIZ) has not yet been established for Corktown. In the event a Corktown BIZ is established, the Developer will evaluate the option of participating.	Accepted Developer Response
<b>Community Assurances</b>				
Y	Design and Sustainability	Developer will adhere to the Detroit zoning and traditional main street overlay requirements	Developer will adhere to the Detroit zoning and traditional main street overlay requirements	Accepted Developer Response
Y	Design and Sustainability	Commit in writing that facade masonry and other materials will be consistent with the renderings shown. Attach renderings as an appendix to the agreement.	Developer commits that Project building facades will be consistent with the renderings as shown to the community. Developer will provide the NAC with the final elevations.	Commit in writing that facades along MI Ave, 10th, 11th, Church St and at parking garage will provide the same amount of brick masonry material and be consistent with what is shown in the renderings. Attach elevations with listed facade materials as an appendix to this document.
Y	Historic Preservation	Developer follows the same historic (HDC) requirements as the residents must with their homes	Developer commits to follow the HDC requirements as applicable to their specific projects	Accepted Developer Response
Y	Design and Sustainability	Commit in writing that the townhouse construction along Church St will continue to match the building heights and setbacks of the neighborhood as currently shown	Developer commits that the townhouse construction along Church St will continue to match the building heights and setbacks of the neighborhood as currently shown.	Accepted Developer Response
Y	Design and Sustainability	Commit in writing that the alleyway will provide thoroughfare at project completion.	Developer commits that the alley behind the apartment building will connect from 11th to 10th. A public access easement will be provided over the portion of private property that will connect the current dead end public alley to 10th Street. This will result in public access in the alley from 11th street to 10th street	Accepted Developer Response

Michigan-Church Street Development Neighborhood Advisory Council Identified Impacts				
DRAFT IMPACT LIST + DEVELOPER / CITY RESPONSES : May 11, 2021				
Included in Community Benefits Provision	Heading	NAC REQUEST / IMPACT	DEVELOPER + CITY RESPONSE - Updated 5.11.2021	NAC Response to Developer Proposal - 5.5.2021
Y	Design and Sustainability	Agree to develop the project to follow pedestrian-focused urban design.	<p>Developer commits that pedestrian focused urban design is a primary objective of the architecture and landscape design. The overall design is focused on enhancement of the ground level pedestrian experience through active building frontages and sidewalk improvements.</p> <p>Michigan Avenue:</p> <ul style="list-style-type: none"> <li>☑ The entire length of the Michigan Ave and 10th Street frontage is programmed and designed for uses which will create a comfortable and active street environment day and night. Uses within the apartment building along Michigan Avenue and wrapping around the corner along 10th Street include commercial space, entry lobby and reception, as well as leasing office and apartment amenities. A second apartment building entrance will be located off 10th Street</li> <li>☑ The facades along Michigan Ave and 10th Street are broken up into smaller building volumes creating visual interest and individualized storefront identities.</li> <li>☑ At the center zone along Michigan Avenue the building is set back 5'-0" at the second floor to allow ground level to read independently from the building above...</li> <li>☑ Sidewalks will be rebuilt in conformance with the city's landscape standards with street trees, paving, and lighting.</li> </ul> <p>10th Street</p> <ul style="list-style-type: none"> <li>☑ The sidewalk along the west side of 10th Street will be improved along its length from the corner on Michigan to Church Street. Additional Landscaping and trees and lighting will also be installed within the townhouse property frontage along the 10th Street.</li> </ul> <p>Church Street</p> <ul style="list-style-type: none"> <li>☑ The Church street townhouses will be set back with landscaped yards to correspond to the front yards of the existing homes along church street.</li> <li>☑ Townhouse units will have front doors set back from Church Street with paved walkways to each unit.</li> <li>☑ East of 10th Street along the Storage building and the parking garage, the sidewalk will be improved with landscape and lighting.</li> <li>☑ The garage design recalls the look and feel of the historic industrial buildings of Corktown with punched windows in a brick façade. At the ground level gates are inserted in the openings recalling the ballpark gates of old Tiger Stadium.</li> <li>☑ At the corner of Church and Trumbull the Bucharest grille will provide active frontage and outside sidewalk dining.</li> </ul>	Accepted Developer Response
		<b>Other Opportunities (TBD)</b>		
		Propose a moratorium of demolishing property in Historic Corktown	Developer will leave the issue, of a policy on the demolition of property, to the residents and the City.	Accepted Developer Response
		Residential parking permits must be last step in controlling any overflow	Developer defers to the appropriate City agency that governs residential parking permits	Accepted Developer Response
		Suggest developer refer to <a href="http://www.reformdetroitparking.org">www.reformdetroitparking.org</a>	Developer will review referenced website: <a href="http://www.reformdetroitparking.org">www.reformdetroitparking.org</a>	Accepted Developer Response
		Community has shown support for a taller garage or underground garage if needed.	The parking garage as designed is compliant with Detroit Zoning Ordinance. There will not be a 4th floor or underground parking	Accepted Developer Response

# **Appendix 10.**

**COMMUNITY BENEFIT PUBLIC MEETING #6  
PRESENTATION  
RESPONSE TO COMMUNITY IMPACT REPORT**

# Welcome to the MICHIGAN & CHURCH STREET PROJECT

## COMMUNITY BENEFITS MEETING



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CBO Meeting #6 - May 13, 2021

## AGENDA

Introduction + CBO Process Review

Developer Commitments in Response to Community Impacts

NAC Q & A + Discussion

General Q & A

NAC Resolution in Support of Community Benefits Provision

## COVID-19 VACCINE INFORMATION

*Walk Up  
Drive Up  
After Hours  
Weekends*

**Vaccines to Fit  
Your Schedule**  
(313) 230-0505



**Get Paid.**  
Get your neighbors  
vaccinated.

**\$50 per person,  
per shot.**

Register as a Good Neighbor,  
**Call 313.230.0505**



**VACCINE QUESTIONS?**  
Call DHD at 313-876-4000

## COVID-19 VACCINE INFORMATION

Let's Get  
Back!

Ages 12 and  
above can  
now get Pfizer  
vaccine!



Make an  
appointment  
at 313-230-0505



## **4** Vaccination Rules for Minors

Any individual age 12-17 must be  
accompanied by parent/guardian

Parent/guardian must show ID

Parent/guardian must sign  
written consent form

No Good Neighbor reimbursement  
for anyone bringing a person  
under age 18 to be vaccinated

**VACCINE QUESTIONS?**  
Call DHD at 313-876-4000

## 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

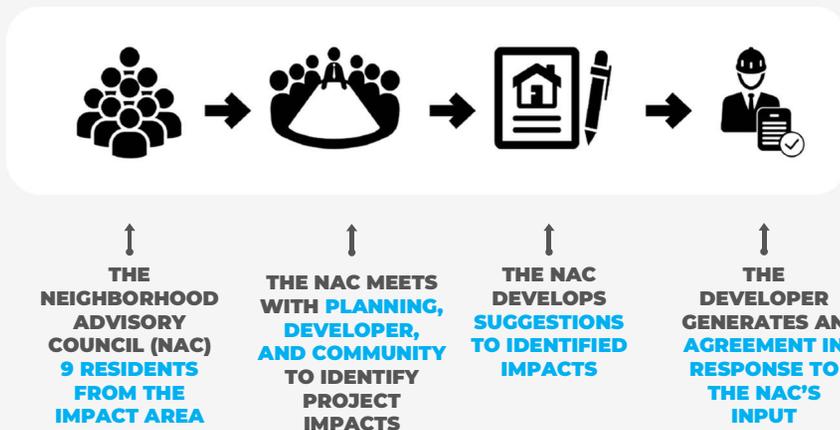
## CBO PROCESS – MEETING SCHEDULE

\*Please note that this schedule may change. Updates will be provided through email list and at [www.detroitmi.gov/michigan-church](http://www.detroitmi.gov/michigan-church)

Meetings	March 2021					April 2021				May 2021		
	WK 1	WK 2	WK 3	WK 4	WK 5	WK 6	WK 7	WK 8	WK 9	WK 10	WK 11	WK 12
Meeting 1 - Introduction to CBO	11-Mar											
Meeting 2 - NAC Selection (2 members selected by the public)		18-Mar										
Bye Week - City Selection Week + NAC Orientation			No Mtg									
Meeting 3 - Developer Project Presentation to NAC				1-Apr								
Bye Week - NAC Drafts Project Impacts & Community Benefits					7-Apr: NAC Meeting	14-Apr: NAC Meeting						
Meeting 4 - Continued Developer / NAC Discussion						15-Apr						
Bye Week - NAC Finalizes Project Impacts & Community Benefits							20-Apr: NAC Meeting	28-Apr: NAC Meeting				
Meeting 5 - NAC Presents Project Impacts & Community Benefits								29-Apr				
Bye Week - NAC Prepares Letter of Consensus									5-May: NAC Meeting			
Meeting 6 - Developer Presents Responses to Community Benefits										13-May		

## CBO PROCESS

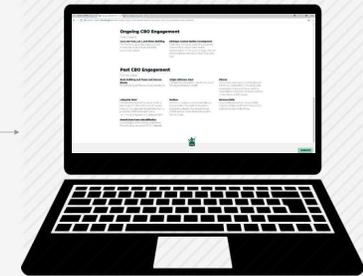
### Developing the Community Benefits Provision



## 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)



YOU CAN ALSO [SUBSCRIBE TO EMAIL UPDATES](#) ON THE WEBSITE

MICHIGAN-CHURCH STREET DEVELOPMENT  
NEIGHBORHOOD ADVISORY COUNCIL

**\* COMMUNITY ENGAGEMENT PROCESS \***

**NAC – Community Meetings**

April 7<sup>th</sup>  
April 20<sup>th</sup>  
April 28<sup>th</sup>  
May 5<sup>th</sup>  
May 7<sup>th</sup> (NAC / Developer / City Discussion)  
Average # of participants = 80



**Emails**  
[michiganchurchstnac@gmail.com](mailto:michiganchurchstnac@gmail.com)

**Survey – 75 responses received**

On-line  
Distributed door-to-door  
Responses via website or  
Dropped off at local restaurants –  
*McShane's . Bobcat Bonnies . Batch Brewing*

**320+** comments, ideas  
submitted from community

**Feedback from the above sources**  
led to identifying and prioritizing  
the Impact List

## **Developer Commitments in Response to Community Impacts**

## **COMMUNITY IDENTIFIED IMPACTS**

**Mitigate Construction**

**Project Design and Sustainability**

**Historic Preservation**

**Parking, Traffic, and Walkability**

**Affordable Housing**

**Community Support and Investment**

## **CONSTRUCTION MITIGATION**

- Construction limited to 7am – 7pm Mondays through Fridays and 8am – 7pm on Saturdays
- Use best practices to control dust, including regular street sweeping, meeting or exceeding BSEED requirements
- Create online portal for project information and email and phone number for resident complaints
- Patronize local businesses and vendors during construction:
  - Collaborate with Corktown Business Association to provide a directory of local businesses in Corktown to all Project contractors and workers on a quarterly basis
- No on-street contractor parking
- Secure and fenced construction site



## WORKFORCE AND LOCAL HIRING

- Project is subject to Detroit Executive Order 2016-1 requiring at least 51% of construction workforce to be Detroiters
- Submitted local hiring plan for permanent jobs to the City of Detroit, which included the following commitments:
  - Engage with Detroit at Work as primary staffing partner
  - Ban the Box on employment applications
  - Modify pre-employment screening
  - Commit to agreed-upon priority hiring window for new positions
  - Engage with Grow Detroit's Young Talent
- Share Project internship and employment opportunities with Detroit Hispanic Development Corp, Mercy Education Project, and other local non-profits



Photo Credit: Model D / Nick Hagan



## HISTORIC PRESERVATION

- Preserve entire Downtown Storage Building
- Revised plan was submitted to Historic District Commission and granted a Certificate of Appropriateness on May 12th
- Downtown Storage Building preservation provides buffer between parking garage and residential neighborhood
- Acknowledge history of site as a Saw Mill with a commemorative plaque
- Hold at least 3 future community meetings on possible re-use plans for the Downtown Storage Building



## PARKING, TRAFFIC, WALKABILITY, & SAFETY

- Provide the amount of parking spaces as required for the Project by Detroit Zoning Code and in the Tier 2 agreement for the Godfrey Hotel
- All required parking will be built prior to Project opening
- All overnight vehicles will be parked in garage, no on-street parking will be used by hotel valet
- Apply to establish 15 minute parking spaces on Church along parking garage
- Provide limited number of parking spaces dedicated for rideshare vehicles



## PARKING, TRAFFIC, WALKABILITY, & SAFETY

- 6 months after Project opening, consider availability of underutilized parking spaces and evaluate participating in Shared Corktown Parking Program
- Primary garage entrance / exit on Trumbull, secondary on Church Street (only for 40 spaces)
- Install new, wider sidewalks on 10<sup>th</sup> Street and install street trees along Church, 10<sup>th</sup>, and Michigan Avenue



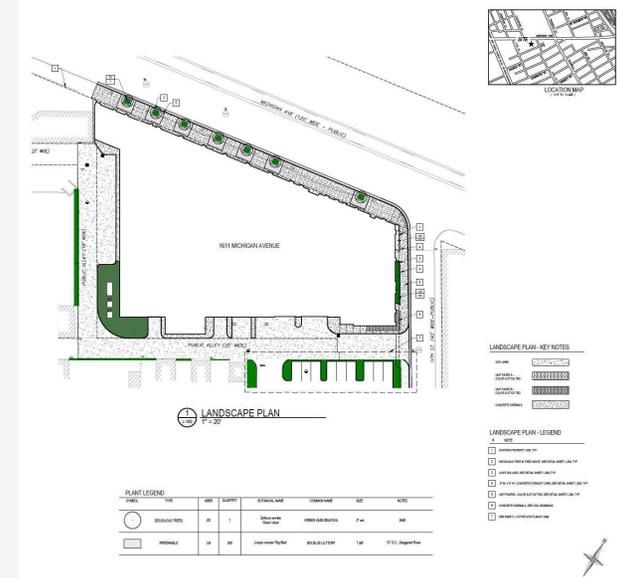
## DESIGN AND SUSTAINABILITY

- Building facades, heights, and setbacks will be consistent with those shown to community
- Apartment amenity deck is raised to 3<sup>rd</sup> floor level of neighboring properties, limiting noise impact.
- Screening and landscaping will buffer south edge of amenity deck
- Alley behind apartments will connect from 10<sup>th</sup> Street to 11<sup>th</sup> Street



## DESIGN AND SUSTAINABILITY

- Two alleyways alongside apartments will be completely reconstructed and maintained by developer, including:
  - Easement to allow public access
  - Storm water capture and detention system
  - Landscaping and green space in alley



## DESIGN AND SUSTAINABILITY

- Limit light pollution from new developments to 0.1 footcandles per IES Model Lighting Ordinance
- Provide sustainable design elements in Project beyond code minimums
- Provide Energy Star appliances, water-saving plumbing fixtures, and energy efficient lighting in Project
- Provide recycling services to residents in apartments
- Provide electric vehicle charging stations in parking garage
- Practice sustainable design to LEED and WELL standards - not seeking certification
- Pedestrian focused urban design is primary architectural and landscape objective for project. Enhancing pedestrian experience through active building frontages and sidewalk improvements on Michigan Ave, 10<sup>th</sup> St., and Church St.



## AFFORDABLE HOUSING

- 10% of rental units will be affordable to those with incomes of not more than 60% of the Area Median Income
- If required, Developer will seek a waiver from City Council to gain approval for the affordable housing commitment
- Employ a property management company to market affordable units and verify income of eligible tenants
- Provide affordable units within the full range of unit types available at apartment building - studio, 1 bedroom, 2 bedroom



## **RETAIL**

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- Design white box retail spaces with ability to incorporate possible restaurant tenants
- Engage retail broker to lease retail space. Retail broker will conduct a market study upon engagement
- Partner with Motor City match to identify potential local tenants and entrepreneurs and assist with tenant's upfront costs
- Welcome community input on preferred retail uses



## **COMMUNITY SUPPORT**

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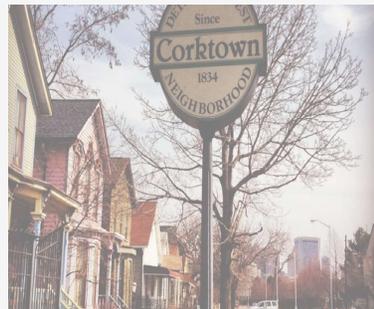
- Meet annually with Corktown residents to provide Project updates and progress for 5 years, beginning in 2022
- Make Project's community space available for neighborhood meetings or events
  - Twice per year
  - Maximum capacity of 50 people
  - Free of charge
- Godfrey Hotel is a member of Corktown Business Association
- Work with Detroit Walls program for mural design and artist selection for the Godfrey hotel murals
- Support outreach initiatives of St. Peter's Church
  - As previously committed through direct negotiations with church leadership and documented to City Council during Godfrey Hotel approval



## **COMMUNITY INVESTMENTS**

---

- Contribute \$100,000 upon approval of Project's Tier 1 CBO Provision by Detroit City Council
- Contribute an additional \$50,000 within twelve months of Project receiving Certificate of Occupancy from City of Detroit
- Contributions will be used to create a permanent endowment fund for neighborhood improvement projects benefiting the Impact Area (Historic Corktown)
- Interest income from the endowment fund will be deployed annually per the procedures and practice of the granting organization with input from neighborhood residents



## **Additional Commitments**

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- CITY will engage in corridor planning efforts regarding 10th Street and Trumbull Ave to begin within six months of the PROJECT Tier 1 approval by Detroit City Council.
- The City of Detroit Planning and Development Department commits to convene a committee of Corktown stakeholders to continue a broader parking conversation and support implementing the parking recommendations of the Corktown Framework Plan.
- Extend Annual meeting period for developer to meet with community to 7 years



**SITE 1 APARTMENTS: VIEW FROM MICHIGAN AVENUE**  
 CORKTOWN • DETROIT, MICHIGAN • SITES 1&2



**SITE 1 TOWNHOMES: VIEW FROM CHURCH STREET**  
 CORKTOWN • DETROIT, MICHIGAN • SITES 1&2



**SITE 2 PARKING GARAGE: VIEW FROM MICHIGAN AVE**  
 CORKTOWN • DETROIT, MICHIGAN • SITES 1&2

Program Summary & FAQ		
<b>Site 1 Apartments</b> <ul style="list-style-type: none"> <li>1611 Michigan Avenue</li> <li>188 Apartment Units</li> <li>490 sf – 1,188 sf Unit Sizes               <ul style="list-style-type: none"> <li>34% Studio</li> <li>50% One Bedroom</li> <li>16% Two Bedroom</li> </ul> </li> <li>30 Parking Spaces</li> <li>7- Stories / 82'-6" High</li> <li>9,385 sf Retail</li> </ul>	<b>Site 1 Townhomes</b> <ul style="list-style-type: none"> <li>7 Townhomes</li> <li>2&amp;3 Bedrooms</li> <li>2,415 sf – 2,942 sf</li> <li>43'-6" Rear Setback</li> <li>20' Front Setback</li> <li>3 stories/35' high</li> <li>7 Private Indoor Parking Spaces</li> <li>9 Outdoor Parking spaces</li> </ul>	<b>Site 2 Parking Garage</b> <ul style="list-style-type: none"> <li>1501 Church St</li> <li>35' High</li> <li>3,000 SF of Retail</li> <li>216 Garage Spaces</li> <li>2 Elevator Cores and Stair Wells</li> </ul>

# Neighborhood Advisory Council Q & A + Discussion



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CBO Meeting #6 - May 13, 2021

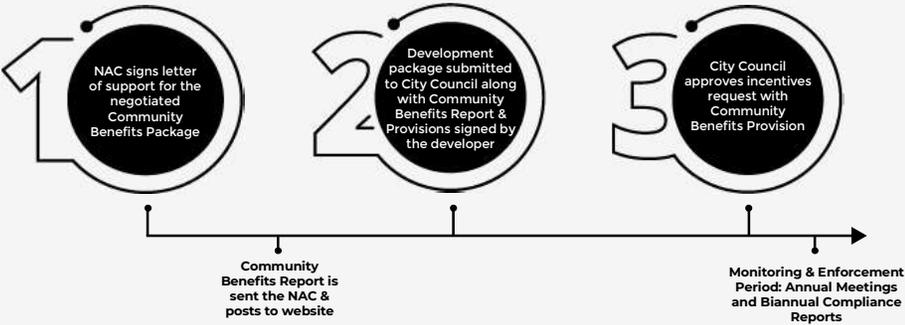
# General Q & A



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CBO Meeting #6 - May 13, 2021

## ONCE CBO MEETINGS ARE COMPLETED



Contract with Community Benefits Provision will be considered at City Council

## MICHIGAN AND CHURCH STREET MILESTONES

May 12, 2021 - Certificate of Appropriateness Approved by Detroit Historic District Commission

June 2021: Detroit Brownfield Redevelopment Authority hearing and approval of Brownfield TIF

July 2021: Detroit City Council Approval of Tax Abatement, Brownfield TIF, and Tier 1 Agreement

Groundbreaking projected for 4<sup>th</sup> Quarter of 2021

## 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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## COVID-19 VACCINE INFORMATION

Walk Up  
Drive Up  
After Hours  
Weekends

**Get Paid.**  
Get your neighbors vaccinated.

**\$50 per person, per shot.**

Vaccines to Fit Your Schedule  
(313) 230-0505



Register as a Good Neighbor,  
Call **313.230.0505**



VACCINE QUESTIONS?  
Call DHD at 313-876-4000

## COVID-19 VACCINE INFORMATION

Let's Get Back!

Ages 12 and above can now get Pfizer vaccine!

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### Vaccination Rules for Minors

Any individual age 12-17 must be accompanied by parent/guardian

Parent/guardian must show ID

Parent/guardian must sign written consent form

No Good Neighbor reimbursement for anyone bringing a person under age 18 to be vaccinated

Make an appointment at 313-230-0505

VACCINE QUESTIONS?  
Call DHD at 313-876-4000

## THANK YOU!



DEPARTMENT OF  
Planning &  
Development

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CBO Meeting #6 - May 13, 2021