



Civil Rights, Inclusion  
and Opportunity

COLEMAN A. YOUNG MUNICIPAL CENTER  
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**To:** Honorable Detroit City Council  
Neighborhood Advisory Councils

**From:** Kimberly Rustem, Director, Civil Rights, Inclusion and Opportunity







**Date:** August 6, 2021

**Re: Community Benefits Ordinance Biannual Report for Book Building and Tower/Monroe Block**

The Civil Rights, Inclusion, and Opportunity (CRIO) Department has been given the responsibility of monitoring the Community Benefits Ordinance. The report details the developer's compliance with each Community Benefits Provision (CBP) commitment.

**Book Building & Tower** project currently has **0** of their commitments "Off Track" and **7** of their commitments are considered "Not Started". **Monroe Block** project currently has **0** of their commitments "Off Track" and **17** of their commitments are considered "Not Started"

Below, you will find a key to reference when reviewing "Status Update" and the total number of CBP commitments in each specific status

Status Update	Explanation	Commitments	
		Book	Monroe Block
	On Track- Actions taken towards satisfying commitment	7	5
	Off Track- Commitment not fulfilled	0	0
	Off Track-Compliance Plan Submitted	0	0
	Commitment Impacted by Covid-19	0	0
	Not Started- No action taken	7	17
	Additional information requested	4	2
Completed	Commitment fulfilled	2	2
	Commitment is not applicable to the project.		
<b>Total Commitments</b>		<b>20</b>	<b>26</b>

If you have any questions, do not hesitate to contact my office at 313-224-4950.

Respectfully,

Kimberly Rustem  
Director  
Civil Rights, Inclusion and Opportunity Department

Lawrence Garcia, Esq.  
Corporation Counsel  
City of Detroit Law



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**Biannual Community Benefits Report**

**Project Name/Location:** Book Building/Monroe Block

**Agreement Approval Date:** November 13, 2017

**Developer Name/Address** 630 Woodward Ave Detroit, MI 48226

**August 2021 CBO Report**

	Commitment	Findings	Status		City Department
			Book Building and Tower	Monroe Block	
<b>CBO Provision Item 1.</b>					
1.	Compliance with the affordable Housing Agreement approved by City Council in July 2017	<p>Bedrock is currently exceeding the requirements under the Affordable Housing Agreement. Of the 947 completed units offered by the developer, 387 (40%) are affordable.</p> <p>The agreement states that of the total housing provided by the developer, across the City, 20% of the units should be at or below 80% AMI over 30 years.</p>	●	●	Housing and Revitalization Department



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	Commitment	Findings	Status		City Department
			Book Building and Tower	Monroe Block	
2.	Develop 3500 residential rental units, 20% at or below 80% AMI for 30 years	Of the 947 completed units offered by the developer, 387 (40%) are affordable.	●	●	Housing and Revitalization Department
3.	At least 25 of the 700 affordable units developed or preserved will be in the developer's high rise development projects.	The developer held a lottery for 10 units in the David Stott Building throughout July. Lottery winners will begin moving into the building in October 2020. 15 additional units spread throughout the Hudson's, Monroe Block and Book Tower will be put into a lottery as the projects come online.	●	●	Housing and Revitalization Department
<b>CBO Provision Item 2.</b>					
4.	Bedrock will ensure compliance with Fair Housing regulations and other applicable laws when marketing housing to prospective tenants	Bedrock complies fully with Federal Fair Housing regulations and requirement.  All Bedrock leasing and property managers have Fair Housing training in-person by attorney James Gromer and online via Grace Hill. A contact form is available on the Bedrock Detroit website for prospective tenants to request information regarding Book Building and Tower: <a href="http://www.bedrockdetroit.com/contact/">http://www.bedrockdetroit.com/contact/</a>	●	●	Housing and Revitalization Department



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	Commitment	Findings	Status		City Department
			Book Building and Tower	Monroe Block	
		The contact phone number is 833-729-5824. Bedrock also uses channels such as <a href="http://www.Apartments.com">www.Apartments.com</a> to publish information regarding available units. Monroe Block is currently on hold.			
5	Reviewing and selecting residents based on Fair Housing and other applicable laws, considering residents on a first come, first serve basis	Developer intends to review and select residents based on Fair Housing and other applicable laws and consider residents on a first come first serve basis.	●	●	Housing and Revitalization Department
<b>CBO Provision Item 3.</b>					
6	Developer provided information on construction and related activity in connection with the development projects to the City to mitigate the impact of construction on the downtown community	Bedrock reaches out to the NAC to share updates regarding activities that will impact areas around the project. The latest communication was sent to the NAC on June 23 <sup>rd</sup> 2020. Bedrock also participates in the Downtown Detroit Partnership's Traffic & Construction Coordinating monthly committee meetings.	●	●	Buildings, Safety Engineering and Environment Department



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	Commitment	Findings	Status		City Department
			Book Building and Tower	Monroe Block	
7	<p>Establish a communication plan via a combination of options that could include:</p> <ul style="list-style-type: none"> <li>• A hotline</li> <li>• An email blast that interested individuals can opt-in to receive</li> <li>• Hard copies of the email blast information in residential lobbies</li> <li>• An online map of closures</li> <li>• A mobile app</li> </ul>	<p>For Bedrock comments, questions or concerns the developer can be reached at 1-888-300-9833. Bedrock also has an email blast for major road closures.</p>	Completed	Completed	<p>Department of Neighborhoods</p> <p>Planning and Development Department</p>
<b>CBO Provision Item 4.</b>					
8.	<p>Developer will work with the City to identify appropriate locations for CBO meetings</p>	<p>Bedrock consulted with the Planning and Development Department and the facilitator of the Monroe Block and Book Tower projects to determine that CAYMC would be the most convenient place to meet for NAC members and those interested from the community.</p> <p>PDD facilitated annual update meetings between Bedrock and NAC in 2018 and 2019 completing this commitment. If requested or deemed necessary, Bedrock is willing to meet</p>	Completed	Completed	<p>Planning and Development Department</p>



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	Commitment	Findings	Status		City Department
			Book Building and Tower	Monroe Block	
		with the NAC in the future. These meetings will be coordinated directly between Bedrock and the NAC.			
<b>CBO Provision Item 5.</b>					
9.	Compliance with City traffic ordinances that may impact access points to the Rosa Parks Transit Center, including access from Grand River Ave., during construction of the project	<p>Bedrock reported that it has been complaint with City traffic ordinances that may impact access points to the Rosa Parks Transit Center during construction.</p> <p>The Civil Rights, Inclusion and Opportunity Department has not received confirmation from the Department of Public Works to confirm or verify the status of compliance. Additional information has been requested.</p>	●		Department of Public Works
10.	Bedrock will connect the NAC with the DTC to discuss their plans for the people mover.	Bedrock states they will assist in connecting the DTC and NAC if concerns arise around the People Mover station near the Book Building. Developer is committed to facilitating communication between the two if the NAC sees this as necessary.	●		Detroit Transportation Corp.
11.	Maintaining clear paths of access down Grand River during both construction and	Bedrock reported that it has been maintaining clear paths of access down Grand River to	●		Department of Public Works



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	Commitment	Findings	Status		City Department
			Book Building and Tower	Monroe Block	
	post-construction activities, to ensure access points to the RPTC are maintained	<p>ensure access points to the RPTC are maintained.</p> <p>The Civil Rights, Inclusion and Opportunity Department has not received confirmation from the Department of Public Works to confirm or verify the status of compliance. Additional information has been requested.</p>			
12.	During construction, Bedrock will replace all of the sidewalks surrounding the Book Tower with new paving which leads to RPTC.	<p>Bedrock reported that it plans to replace all hardscape immediately surrounding the building property, including Washington Blvd, Grand River, and the alley between Book &amp; DTC. Developer is not replacing public sidewalks that are not immediately adjacent to the Book. Tower &amp; Building. This process is ongoing and a final number is not yet known.</p> <p>The Civil Rights, Inclusion and Opportunity Department has not received confirmation from the Department of Public Works to confirm or verify the status of compliance. Additional information has been requested.</p>	●		Department of Public Works



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	Commitment	Findings	Status		City Department
			Book Building and Tower	Monroe Block	
13.	Bedrock will continue to comply with MDOT and City requirements for all sidewalk signage and road shutdowns to ensure access is always maintained.	<p>Bedrock reported that it will continue to comply with MDOT and City requirements for all sidewalk signage and road shutdowns.</p> <p>The Civil Rights, Inclusion and Opportunity Department has not received confirmation from the Department of Public Works to confirm or verify the status of compliance. Additional information has been requested.</p>	●	●	Department of Public Works
14.	Bedrock will work with the City's Traffic & Engineering Department to understand how more handicap parking can be added on the street.	Bedrock reported that it and the City's Traffic & Engineering Department have not yet discussed how handicap parking can be added on the street.	●	●	Department of Public Works
<b>CBO Provision Item 6.</b>					
15.	Restoration of the National Theater building façade	Stabilization of the façade has taken place. Restoration has yet to begin.		●	<p>Planning and Development Department</p> <p>Buildings, Safety Engineering and</p>





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	Commitment	Findings	Status		City Department
			Book Building and Tower	Monroe Block	
					Environment Department
16.	Bedrock plans to restore the façade and incorporate it into the new development as an entrance to almost 1 acre of public space where Bedrock plans to host arts and culture events.	Stabilization of the façade has taken place. Restoration has yet to begin. Plans remain to incorporate the façade into the new development		●	
17.	Bedrock will collaborate with Pewabic Pottery to salvage any material from the National Theater	To date, no salvageable Pewabic material has been found. Developer will initiate a partnership with Pewabic if significant material is found in the future during the restoration phase.		●	
<b>CBO Provision Item 7.</b>					
18.	Developer compliance with Executive Order 2016-1	<b>(Monroe Block)</b> Construction for Monroe Block has not started.  <b>(Book Building and Tower)</b> 31.9% of the total hours worked on construction related to the Monroe Block Project were worked by Detroit Residents. \$301k has been paid in contribution for the shortfall.	●	●	Civil Rights, Inclusion and Opportunity Department



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			Book Building and Tower	Monroe Block	
		Executive Order 2016-1 sets a workforce target of 51% of the hours worked on publically funded construction projects are worked by Detroit residents.			
19.	Developer compliance with Executive Order 2014-5	<p><b>(Monroe Block)</b> Construction for Monroe Block has not started.</p> <p><b>(Book Building and Tower)</b> 76% of Bedrock's total contracting dollars, since construction has begun, has been spent with Detroit Based Businesses.</p> <p>Executive Order 2014-5 requires a purchasing goal of 30% of the total dollar value of contracts be awarded to Detroit-Headquartered or Detroit Based Businesses.</p>	●	●	Civil Rights, Inclusion and Opportunity Department
<b>Community Requests</b>					
20.	The Monroe Block project will have significant green space, which Bedrock will maintain	Bedrock intends to incorporate and maintain green space in the Monroe Block. Bedrock has considered several kinds of green spaces throughout the various design phases.		●	Planning and Development Department



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21.	Bedrock will work with the City and DDP, if on public property, to add appropriate signage to the project's green spaces to ensure pet owners are remembering to clean up.	There have not yet been any discussion regarding appropriate signage to the projects green space to ensure pet owner are remembering to clean up.	●	●	Buildings, Safety Engineering and Environment Department  General Services Department  Planning and Development Department
22.	Sidewalk reconstruction, upon approval by the City, with newly planted trees and landscaping	Sidewalk reconstruction and landscaping has yet to begin.	●	●	General Services Department  Department of Public Works
23.	More than one acre of public space with plentiful new landscaping at the Monroe Block project	A public plaza has been incorporated into the design.		●	Planning and Development Department  Buildings, Safety



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					Engineering and Environment Department
24	Terraces and roofs on the residential buildings with plants and landscaping at the Monroe Block project	The residential building is still in the design phase, not yet ready for construction.		●	Planning and Development Department  Buildings, Safety Engineering and Environment Department
25.	Bedrock will explore available space for bike parking	At the appropriate construction phase, the developer anticipates bike parking at the Book Tower and Monroe Block	●	●	Planning and Development Department  Buildings, Safety Engineering and Environment Department
26.	Smart building management systems to lower energy use at the Monroe Block project	At the appropriate construction phase, the developer intends for the inclusion of smart building management systems to enhance energy efficiency.		●	Planning and Development Department



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					Buildings, Safety Engineering and Environment Department
27.	Low-flow plumbing fixtures at the Monroe Block project.	The Developer has not yet specified the plumbing fixtures.		●	Planning and Development Department  Buildings, Safety Engineering and Environment Department
28.	High efficiency mechanic systems at the Monroe Block project.	At the appropriate construction phase, the developer anticipated the use of energy efficient HVAC Systems		●	Planning and Development Department  Buildings, Safety Engineering and Environment Department



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29	Advanced LED lighting at the Monroe Block project	At the appropriate construction phase, the developer intends to take all energy efficient options into consideration.		●	Planning and Development Department  Buildings, Safety Engineering and Environment Department
30.	Energy Star Appliances (as available) at the Monroe Block.	At the appropriate construction phase, the developers intends to take all energy efficient options into consideration.		●	Planning and Development Department
31.	Bedrock's SMART building standards, such as energy use monitoring to optimize building efficiency at Book Tower	At the appropriate construction phase, all energy efficient options will be taken into consideration.	●		Buildings, Safety Engineering and Environment Department