

# **THE MID ANNUAL COMMUNITY BENEFITS UPDATE MEETING**

December 6th, 2021



# MEETING AGENDA

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



# **THANK YOU NEIGHBORHOOD ADVISORY COUNCIL!**

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

# THE MID CBO IMPACT AREA



# CBO ENGAGEMENT PROCESS

## WHAT WE HEARD FROM THE COMMUNITY

**5 CBO  
MEETINGS**

**~30  
ATTENDEES**

**APRIL –  
JUNE  
2019**

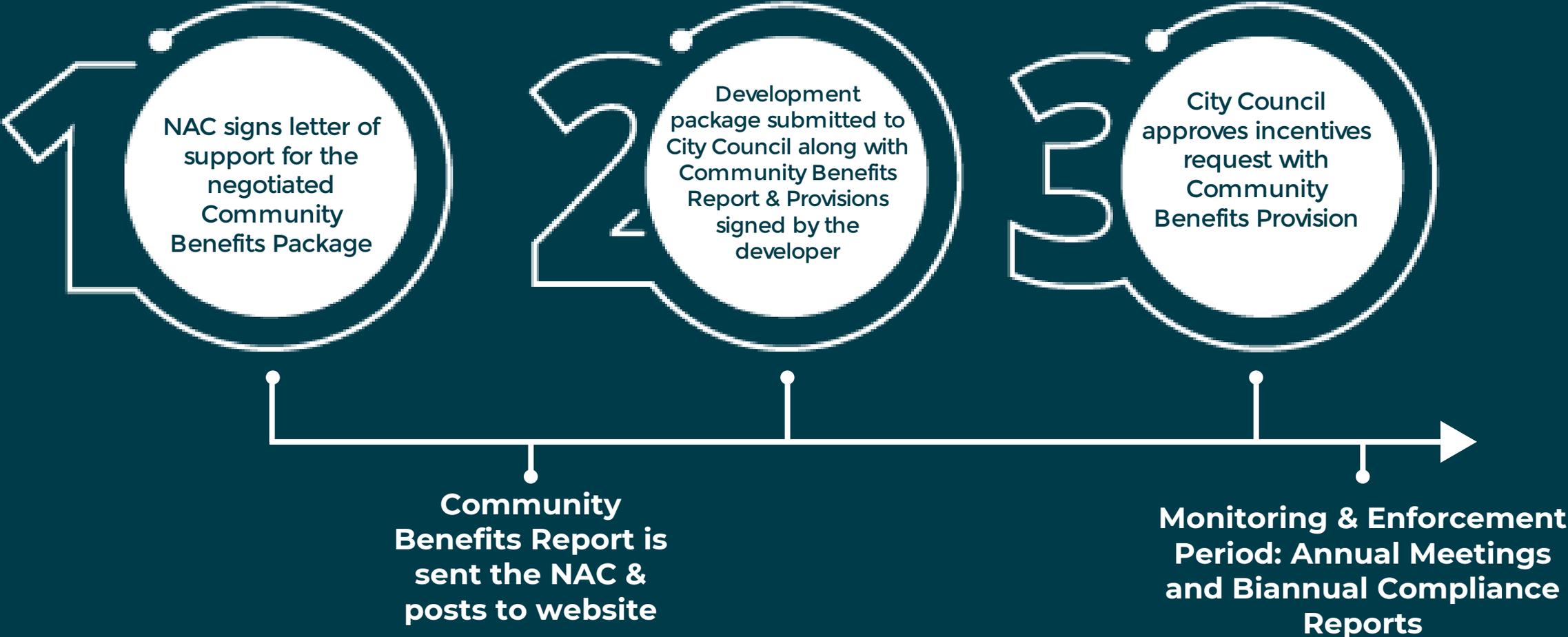
**Mitigate  
construction  
impacts: dust,  
sidewalks, pest  
control, etc.**

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

**Accessible and  
welcoming  
public space**

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

# ONCE CBO MEETINGS ARE COMPLETED



# COMMUNITY BENEFITS PROVISION CONTENT

<p><b>Enforcement Mechanisms for the Community Benefits Provision</b></p> <p>Ex. Claw-back of City-provided-benefits, revocation of land transfers or land sales, penalties and fees</p>	<p><b>List of Benefits That Developer has Agreed to Provide</b></p>
<p><b>Requirement for Developer to Submit Compliance Reports</b></p>	<p><b>Community Engagement Requirements</b></p>

The Community Benefits Provision Agreement remains in effect throughout the duration of the project

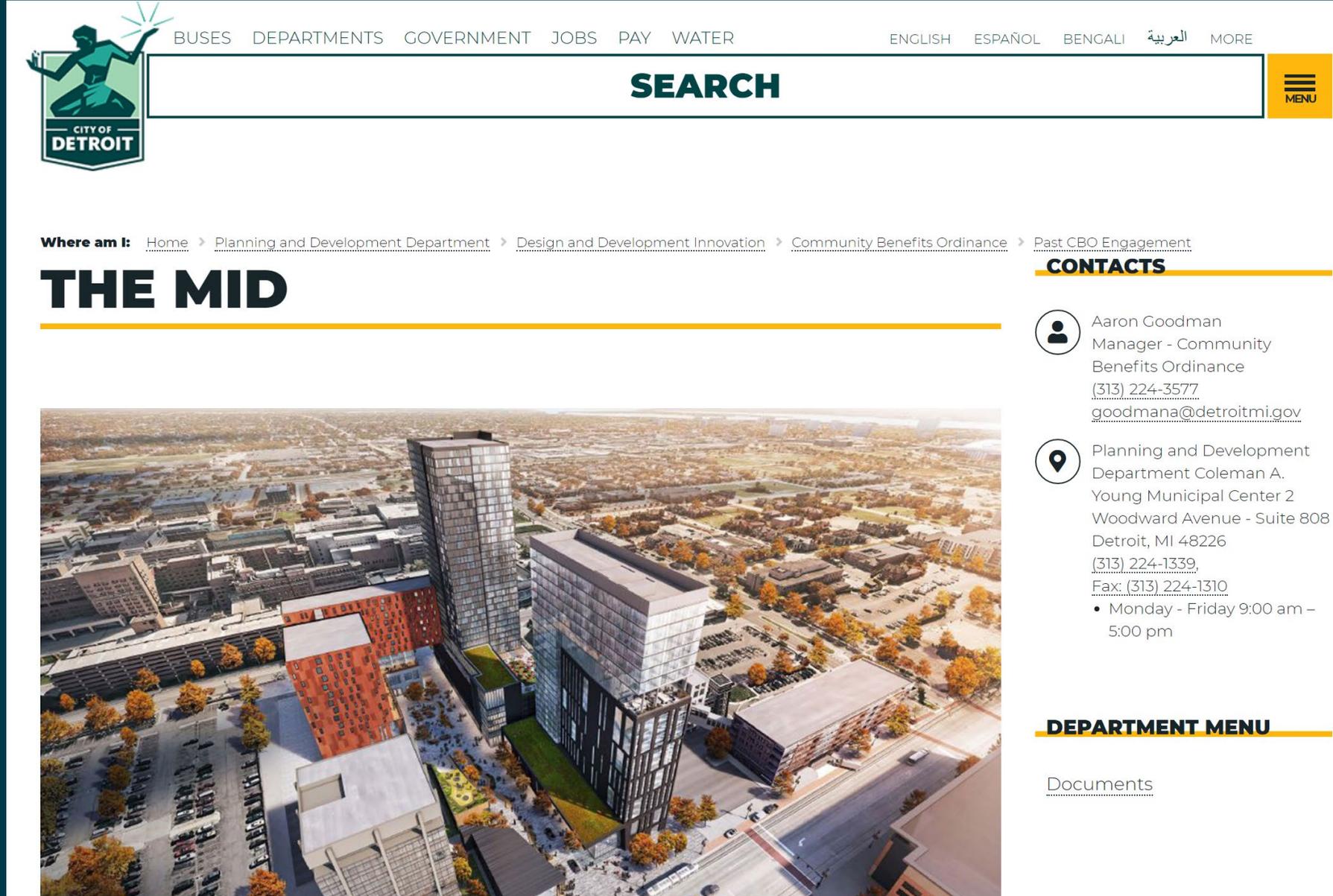
# ONCE CBO MEETINGS ARE COMPLETED

All documents and reports are posted on City of Detroit Website: [Detroitmi.gov/CBO](http://Detroitmi.gov/CBO)

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

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

Comments or inquiries on project compliance can be submitted to CRIO at [Bit.ly/CBOComment](http://Bit.ly/CBOComment)



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## THE MID



**CONTACTS**

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Fax: [\(313\) 224-1310](tel:(313)224-1310)  
• Monday - Friday 9:00 am – 5:00 pm

**DEPARTMENT MENU**

[Documents](#)

# **COMMUNITY BENEFIT MONITORING BY CRIO**

**The Civil Rights, Inclusion, and Opportunity Department (CRIO) monitors Tier 1 Projects under the Community Benefits Ordinance**

**TIER 1 PROJECTS ARE:**

An investment of Seventy-five Million Dollars (75,000,000) or more

**AND**

Public support in the form of land transfers that have a cumulative market value of One Million Dollars (1,000,000)

and/or

Tax breaks that abate more than One Million Dollars (1,000,000)

### **CRIO is responsible for monitoring and enforcing Community Benefits Provisions**

- CRIO sends the developer a biannual CBO status request letter and a reporting form with targeted questions. This form requires the developer to provide specific updates on all commitments
- CRIO reviews the submitted information, requests a project walkthrough, documented proofs and/or additional clarification within 14 days of the submission to verify commitments, if necessary
- CRIO meets with various departments to verify submitted information
- CRIO then generates a report twice a year. Reports can be found online at: <https://detroitmi.gov/departments/civil-rights-inclusion-opportunity-department/about-crio/compliance-team>

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[www.detroitmi.gov/crio](http://www.detroitmi.gov/crio)

## ENFORCEMENT

**All informal comments or concerns regarding any provision of the CBO Agreement must be submitted using the online form**

[bit.ly/CBOComment](https://bit.ly/CBOComment)

- Submitted comments and concerns are reviewed and investigated.

**All formal complaints regarding CBO Agreements must be submitted in writing to Corporation Counsel, by the NAC Body as a whole**

- All formal complaints are reviewed and investigated by the Enforcement Committee and a formal written response is provided upon completion of the investigation and findings.
  - *Enforcement Committee: CRIO, Planning Department, and the Law Department*

# Project Update – December 2021



# **The Mid Annual Update**

**December 2021**

- **The project remains impacted by COVID-19 related factors**
- **In July, the Michigan legislature extended the deadline for an incentive critical to the project**
- **We anticipate being able to commence construction in the 3<sup>rd</sup> Quarter of 2022**
- **Our community benefit commitments made in 2019 remain unchanged**
- **The overall master plan also remains unchanged, though the project's sequence may change**

# **Community Benefits Commitments Review**



<b>IMPACT</b>	<b>NAC REQUESTED ACTION</b>	<b>COMMITMENT FROM THE MID</b>
<b>Sidewalk Closures</b>	<ol style="list-style-type: none"><li data-bbox="912 354 1477 542">1. Any and all changes, temporary or otherwise, to adhere to the Americans with Disabilities Act</li><li data-bbox="912 571 1477 759">2. Scaffolding to be used when possible in efforts to limit the disruption of side walk traffic</li><li data-bbox="912 788 1477 976">3. Clearly marked path with signage to be posted when unavoidable sidewalk closures need to occur</li></ol>	<ul style="list-style-type: none"><li data-bbox="1587 354 2102 485">• The Mid will comply with the American With Disabilities Act</li><li data-bbox="1587 514 2102 645">• Due to safety concerns, we won't be able to use sidewalk scaffolding.</li><li data-bbox="1587 674 2102 771">• The alternative path will be clearly marked.</li></ul>

IMPACT	NAC REQUESTED ACTION	COMMITMENT FROM THE MID
<p data-bbox="504 382 769 472"><b>Hours of Construction</b></p>	<ol data-bbox="912 354 1505 1272" style="list-style-type: none"> <li data-bbox="912 354 1505 1158">1. Developer will sign a legally binding agreement with the P&amp;DD to restrict exterior construction working hours between 7:00 am – 7:00 pm on weekdays. Major noise-making activities (jack hammering, wrecking ball, drilling etc.) should not commence until 9:00 am on any day. If required, a maximum of two Saturdays can be worked per month and 48 hours public notice will be provided for Saturday work.</li> <li data-bbox="912 1182 1505 1272">2. No Sunday exterior work is permitted.</li> </ol>	<ul data-bbox="1587 354 2109 929" style="list-style-type: none"> <li data-bbox="1587 354 2109 596">• The ordinance permits work hours from 7am to 10pm. However, we will limit hours from 7am to 7pm.</li> <li data-bbox="1587 621 2109 811">• Other than emergencies, we will provide 48 hours notice of any Saturday or Sunday work.</li> <li data-bbox="1587 835 2109 929">• Work is rarely, if ever, conducted on Sundays.</li> </ul>

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

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

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

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

<b>IMPACT</b>	<b>NAC REQUESTED ACTION</b>	<b>COMMITMENT FROM THE MID</b>
<b>Concept Design</b>	<ol style="list-style-type: none"><li data-bbox="912 354 1498 544">1. Developer to adhere to the Main Street Overlay when constructing the Woodward Avenue retail.</li><li data-bbox="912 572 1518 715">2. NAC to receive notice when site plan review is submitted to the City</li></ol>	<ul style="list-style-type: none"><li data-bbox="1589 354 2104 701">• The MID will adhere to design guidelines required by the city of Detroit Planning &amp; Development Department and the City Planning Commission.</li><li data-bbox="1589 725 2066 868">• We will notify the NAC with each site plan review submission.</li></ul>

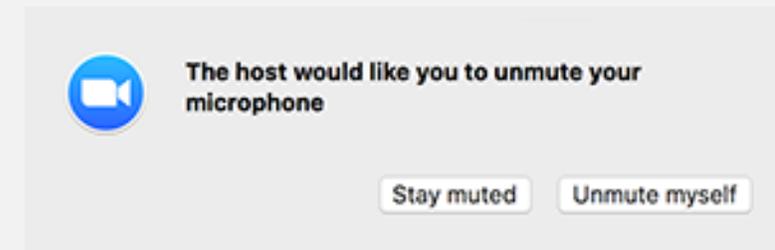
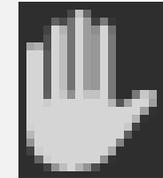
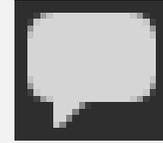
IMPACT	NAC REQUESTED ACTION	COMMITMENT FROM THE MID
<p><b>Public Space</b></p>	<ol style="list-style-type: none"> <li>1. The public space is to be well lit and have adequate seating</li> <li>2. The NAC strongly encourages the developer to build a dog park into their development public space plan as a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

# Review of Master Plan



# PARTICIPATING IN A ZOOM MEETING

- **CHAT:** Open in-meeting chat, allowing you to ask questions and send a message to the host, panelists, and attendees.
- **RAISE HAND:** Raise your hand in the meeting to indicate that you need something from the host or want to ask a question
  - Click "Raise Hand" in the Meeting Controls
  - On computer keyboard type: Alt-Y (Windows) or Option-Y (Mac)
  - On phone dial \*9
- **UNMUTE/MUTE:** If the host gives you permission, you can unmute and talk during the webinar. All participants will be able to hear you. If the host allows you to talk, you will receive a notification.
  - On phone dial \*6



# NAC Questions & Discussion



# General Q & A

