

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

COMMUNITY BENEFITS ANNUAL UPDATE MEETING



DEPARTMENT OF
**Planning &
Development**

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October 13, 2022

AGENDA

Welcome & Introductions

CBO Process Review

CBO Monitoring and Enforcement

Construction & Project Update

Community Benefits Provision Update

NAC Q & A + Discussion

General Q & A

THANK YOU NEIGHBORHOOD ADVISORY COUNCIL!

- . **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** (*Resigned*) - 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, now serving as an appointed NAC member

CBO Engagement Process

Developing the Community Benefits Provision



**THE
NEIGHBORHOOD
ADVISORY
COUNCIL (NAC)
9 RESIDENTS
FROM THE
IMPACT AREA**

**THE NAC MEETS
WITH **PLANNING,
DEVELOPER,
AND COMMUNITY**
TO IDENTIFY
PROJECT
IMPACTS**

**THE NAC
DEVELOPS
**SUGGESTIONS
TO IDENTIFIED
IMPACTS****

**THE
DEVELOPER
GENERATES AN
**AGREEMENT IN
RESPONSE TO
THE NAC'S
INPUT****

CBO Engagement Process

What we heard from the community

**6 CBO
MEETINGS
HOSTED BY CITY
+
5 NAC hosted
Community
Meetings**

**175+
Attended
Via Zoom**

**MARCH – MAY
2021**

Mitigate
Construction

Project
Design and
Sustainability

Historic
Preservation

Parking,
Traffic, and
Walkability

Affordable
Housing

Community
Support and
Investment

COMMUNITY BENEFITS PROVISION CONTENT

Enforcement Mechanisms for the Community Benefits Provision

**Ex. Claw-back of City-provided-benefits,
revocation of land transfers or
land sales, penalties and fees**

List of Benefits That Developer Has Agreed to Provide

Requirement for Developer to Submit Compliance Reports

Community Engagement Requirements

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

ONCE CBO MEETINGS ARE COMPLETED



NAC signs letter of support for the negotiated Community Benefits Package

Development package submitted to City Council along with Community Benefits Report & Provisions signed by the developer

City Council approves incentives request with Community Benefits Provision

Community Benefits Report is sent the NAC & posts to website

Monitoring & Enforcement Period: Annual Meetings and Biannual Compliance Reports

ONCE CBO MEETINGS ARE COMPLETED

All documents and reports are posted on City of Detroit Website:

www.detroitmi.gov/Michigan-Church

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

BUSES DEPARTMENTS GOVERNMENT JOBS PAY WATER

ENGLISH ESPAÑOL BENGALI العربية MORE

SEARCH

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

Michigan and Church Street

CONTACTS

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Manager - Community Benefits Ordinance
(313) 224-3577
goodmana@detroitmi.gov
- Edwina King
Associate Director - Legislative Affairs & Equitable Development
3132249119
kinge@detroitmi.gov
- Planning and Development
Department Coleman A. Young Municipal Center 2
Woodward Avenue - Suite 808 Detroit, MI 48226 (313) 224-1339
Monday - Friday 9:00 am – 5:00 pm
Save yourself a trip!
Most questions can be resolved by phone.
All in-person meeting by appointment only

The Michigan and Church St. Annual Update Meeting will take place via Zoom on Thursday, October 13th, 2022 at 6:00

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Community Benefits Monitoring and Enforcement by CRIO

THE ORDINANCE

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

TIER 1 PROJECTS ARE:



\$75M
OR MORE IN
CONSTRUCTION
COSTS

+



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

OR



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

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>

CBO Complaints or Inquiries

- **Formalizes internal process for dealing with complaints that are submitted to City via the public smartsheet form.**
- **City staff (PDD, CRIO, DON) review complaints; communicate with the NAC; and coordinate responses.**
- **Per the CBO, investigations of CBO agreement violations by the Enforcement Committee must be formally requested by the NAC.**

Stage 1: Citizen Submitted Complaints

**Resident
submits inquiry
or complaint
regarding a
CBO project via
online
smartsheet
form**



**Submitted
complaint is shared
with Neighborhood
Advisory Council
(NAC) and reviewed
by City staff**

**Inquiries are made
with relevant
departments and
response prepared**



**Response sent
to resident with
copy to NAC.
The NAC is
advised on
process to
request formal
investigation by
Enforcement
Committee**

**Submit Public Comments for CBO Projects at:
<https://bit.ly/CBOPublicComment>**

Stage 2: Formal Investigation Requested by NAC

**NAC submits
request for
complaint to
be formally
investigated by
Enforcement
Committee**



**Enforcement
Committee (EC)
is convened by
Corporation
Counsel –
including PDD,
CRIO, LPD, and a
NAC
representative**



**Within 21 days
of receipt of
formal request,
the EC
completes
investigation
and submits
findings* to NAC
as well original
complainant**

****Enforcement Committee findings shall include:***

- 1. Whether the Developer is in compliance with the Community Benefits Provision***
- 2. How the Community Benefits Provision will be enforced or how violations will be mitigated***

Stage 3: NAC disagrees with Enforcement Committee findings

If NAC disagrees with findings or determines that the EC is not diligently pursuing enforcement - NAC may send notice to EC which will have 14 days to respond



If NAC is not satisfied with subsequent response from EC, NAC may petition City Clerk to request a City Council hearing with both the NAC and EC



City Council may elect to hold a hearing to determine if the EC has made reasonable efforts to ensure developer compliance.

Based on its findings, City Council can require follow up action from the EC and/or developer.

Tenika Griggs

Director of Compliance

tenika.griggs@detroitmi.gov

(313) 418-7280

Jacob Jones

Inclusion Team Lead

Jacob.Jones@detroitmi.gov

(313) 480-7463

www.detroitmi.gov/crio

Michigan and Church Street Construction and Project Update



MICHIGAN & CHURCH STREET PROJECT

Construction and Community Benefits Update

OWNERSHIP



Hunter Pasteur

THE FORBES COMPANY

ARCHITECT



ELKUS | MANFREDI

KraemerDesignGroup

ENGINEERS



RESURGET
ENGINEERING



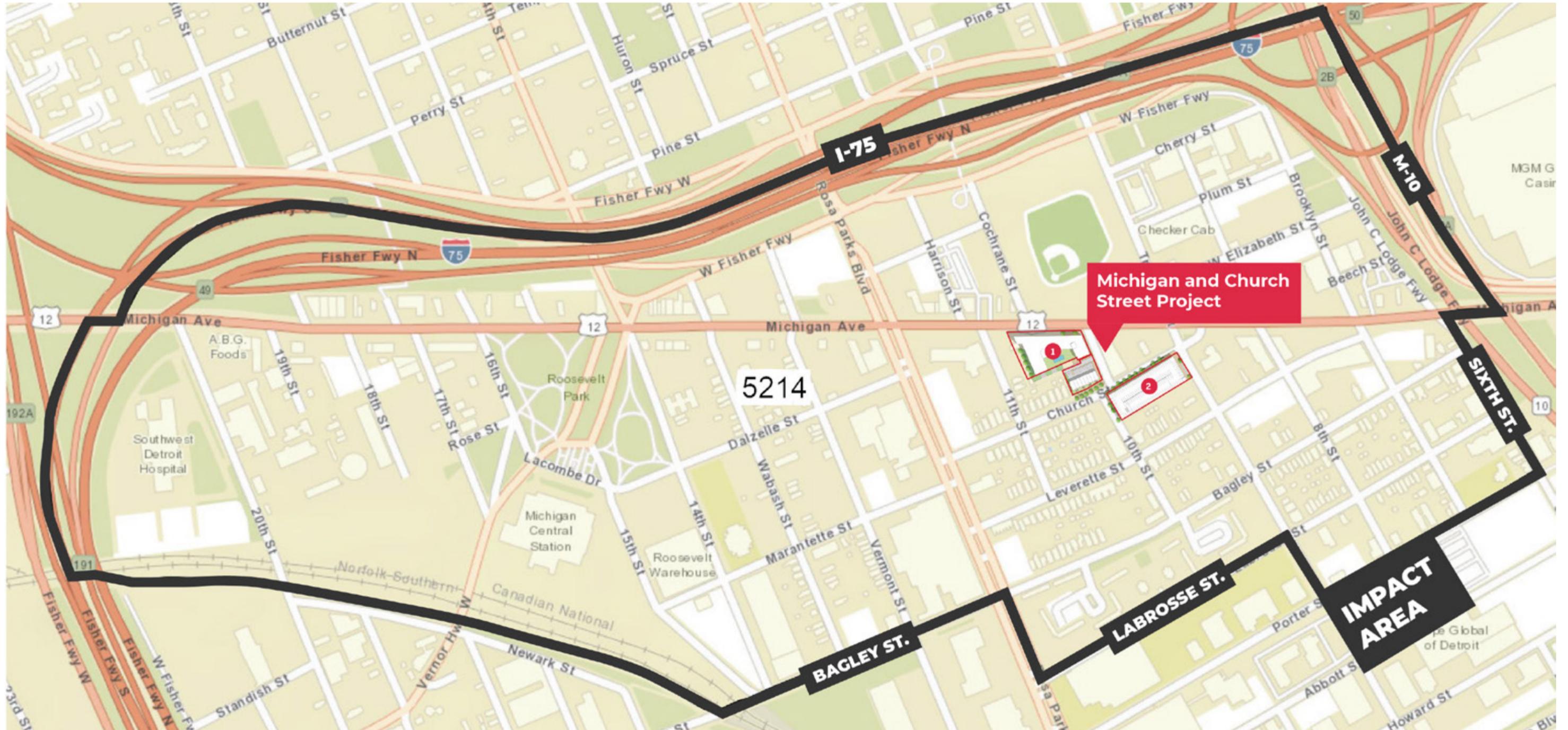
GENERAL CONTRACTOR



CORKTOWN AERIAL



CBO IMPACT AREA





APARTMENTS

- Unit Count - 188
 - Retail Sq. Ft - 9,889 GSF
 - Parking - 22
 - Sq. Ft. Range - 535–1,154
 - Build Area - 204,260 Sq. Ft
-



TOWNHOMES

- Unit Count - 7
 - Parking - 16 (9 Ground + 7 Surface)
 - Sq. Ft. Range - 2,303–2,777
 - Building Area - 20,473 Sq. Ft
-



PARKING GARAGE

- Parking Spaces - 219
- Retail Sq. Ft. - 2,922
- Build Area - 92,288 Sq. Ft



WWW.MICHIGANANDCHURCHSTPROJECT.COM

GODFREY CONSTRUCTION UPDATE



APARTMENT CONSTRUCTION UPDATE



PARKING DECK CONSTRUCTION UPDATE



TOWNHOMES CONSTRUCTION UPDATE



MITIGATION OF PROJECT CONSTRUCTION

- Construction limited to 7am-7pm M-F, 8am-7pm on Saturdays
- Dust Control practices include regular street sweeping, meeting or exceeding BSEED requirements
- Construction site which is fully enclosed, secured with fencing and security cameras
- Patronizing local businesses and vendors within the impact area during construction process

PATRONIZING LOCAL BUSINESS

BATCH
BREWING COMPANY
<https://www.batchbrewingcompany.com/>
1400 Porter Street

BOBCAT BONNIES
<https://bobcatbonnies.com/>
1800 Michigan Ave.

Brooklyn St Local
<https://brooklynstreetlocal.com/>
1266 Michigan Ave.

FOLK
<https://www.toastlab.com/folk/v3/>
<https://www.folktodetroit.com/>
1701 Trumbull @ Bagley

ima
<https://imanoodles.com/corktown-menu>
2015 Michigan Ave.

McShane's
Mcshanespub.com
1460 Michigan Ave.

MERCURY
BURGER & BAR
<https://mercuryburgerbar.com/>
2163 Michigan Ave.

MICHIGAN & TRUMBULL PIZZA
<https://www.michigantrumbullpizza.com/>
*1441 W. Elizabeth *

MUDGIE'S
<http://www.mudgiesdeli.com/wp/>
1413 Brooklyn

PJ'S LAGER HOUSE
<https://pjslagerhouse.com/>
1254 Michigan Ave.

Nemo's
<https://nemosdetroit.com/>
1384 Michigan Ave.

SLOWS
<https://slowsbarba.com/locations/corktown/>
2138 Michigan Ave.

TWO JAMES
<https://twojames.com/tasting-room/>
2445 Michigan Ave.

OTTAWA VIA
<https://www.ottavaviadetroit.com/>
1400 Michigan Ave.

Grandma BOBS
<https://www.grandmabobs.com/>
2135 Michigan Ave.

CORK & GABEL
<https://www.corkandgabel.com/>
2415 Michigan Ave.

BREW DETROIT
<https://www.brewdetroit.com/>
*1401 Abbott *

SUPERGEIT
<https://www.upergeidetroit.com/>
2442 Michigan Ave.

TAKOI
<https://takoidetroit.com/>
2520 Michigan Ave.

Nancy Wines
313-962-4247
*2644 Harrison *

UFO FACTORY
<https://ufofactory.com/>
*2110 Trumbull *

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brightlytwisted
<https://www.brightlytwistedtiedye.com/>
1416 Michigan Ave.

HAPPY 4 EMPORIUM
313-965-5328
1444 Fort St.

Mama Coos
<https://www.facebook.com/Mama-Coos-Boutique-616519985080846/>
*1701 Trumbull @ Bagley *

eldorado general store
www.eldoradogeneralstore.com
1700 Michigan Ave.

DETROIT LOVES TACOS
www.detroitlovestacos.com
1444 Fort St.

JAMES OLIVER
www.jamesolivercoffee.com
1236 Michigan Ave.

HONEY BEE MARKET
<https://honeybeemkt.com/>
*2443 Bagley *

THE BEARDED LADY
<https://www.thebeardedladydetroit.com/>
1701 Trumbull

GOOD STUFF
<https://goodstuffcorktown.com/>

DETROIT BARBERS
<https://detroitbarbers.com/>
2000 Michigan Ave.

GEORGE GREGORY
<https://shopgeorgegregory.com/>
1422 Michigan Ave.

Brooks LUMBER CO.
ACE HARDWARE
313-962-6448
2200 Trumbull

O'CONNOR REAL ESTATE
<https://www.oconnordetroit.com/>
2122 Michigan Ave.

NATIONAL DRY GOODS Co.
<https://www.nationaldrygoods.com/>
*1200 Trumbull *

METROPOLIS CYCLES
BIKE SHOP & REPAIR
<http://metropoliscycles.bike/>
2117 Michigan Ave.

plumhealth
direct primary care
<https://www.plumhealthdpc.com/schedule>
1620 Michigan Ave. / Suite 125

COMMODITEAS
<https://commoditeas.com/>
*1548 Trumbull *

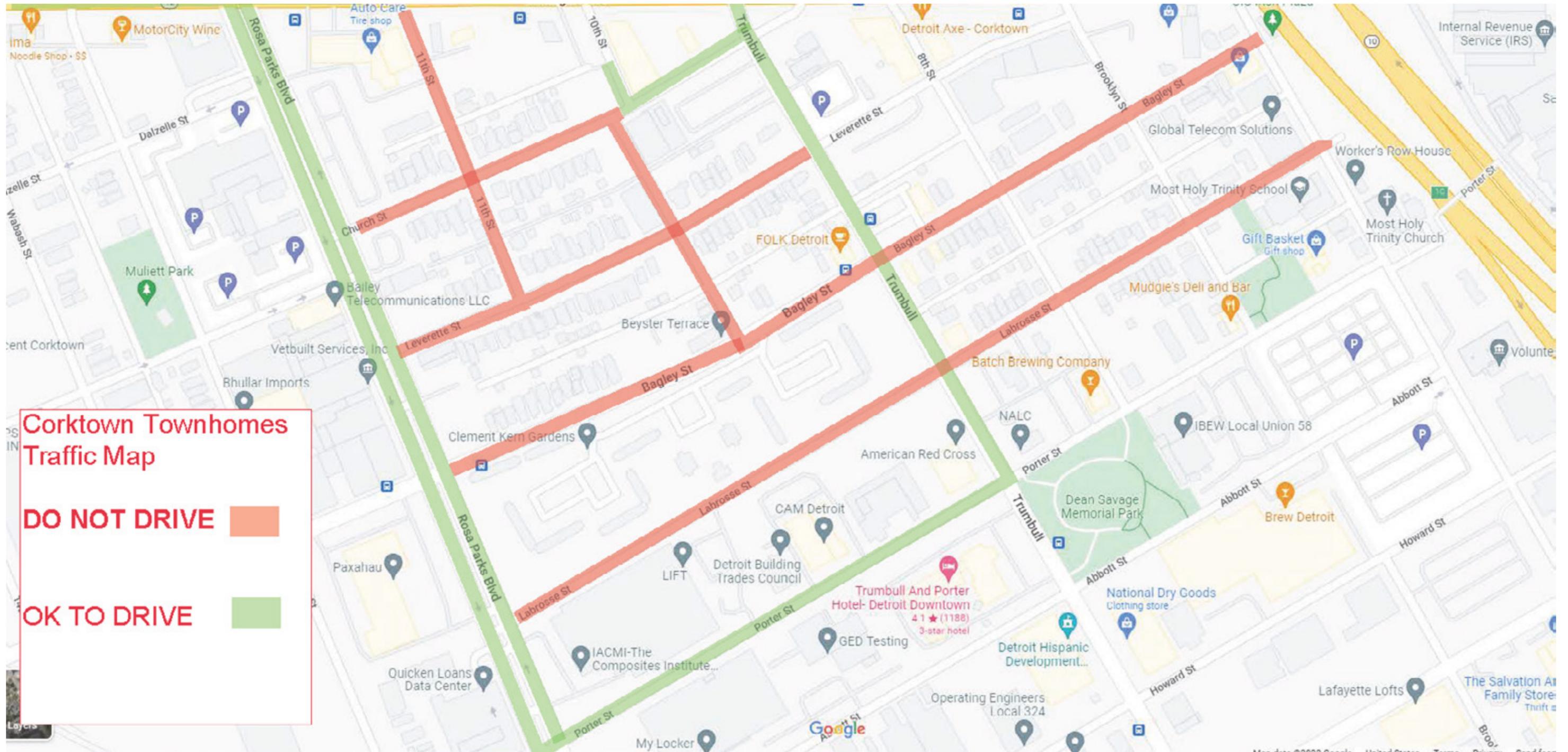
Spectacle Society
<https://spectaclesocietydetroit.com/>
*1512 Bagley *

Downtown Auto Wash Inc
1217 Michigan Ave.

black the salon
<https://www.blackthesalon.com/>
2127 Michigan Ave.

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TRUCK TRAFFIC MAP



CHURCH ST ALLEYWAY

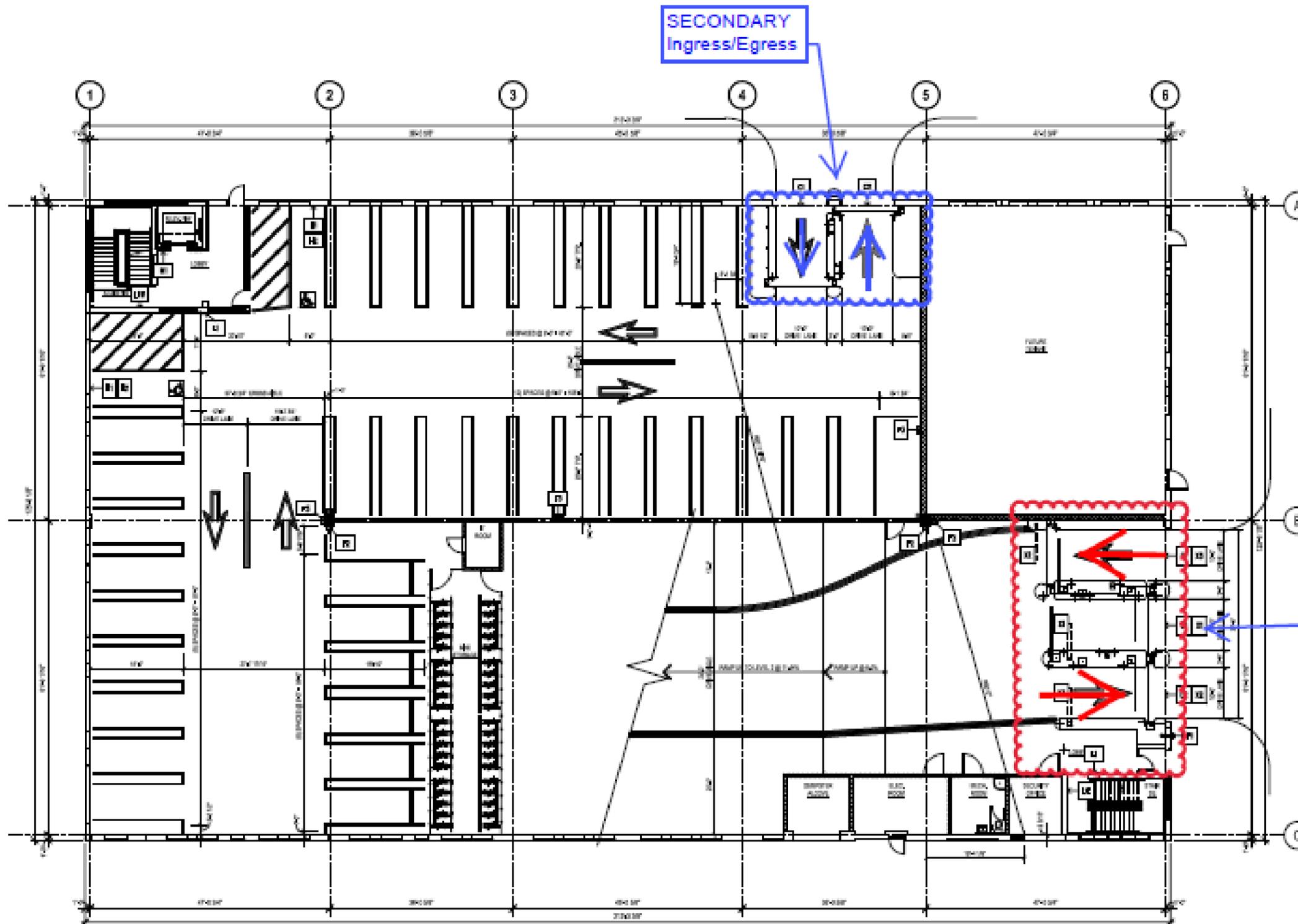


CONTRACTOR PARKING



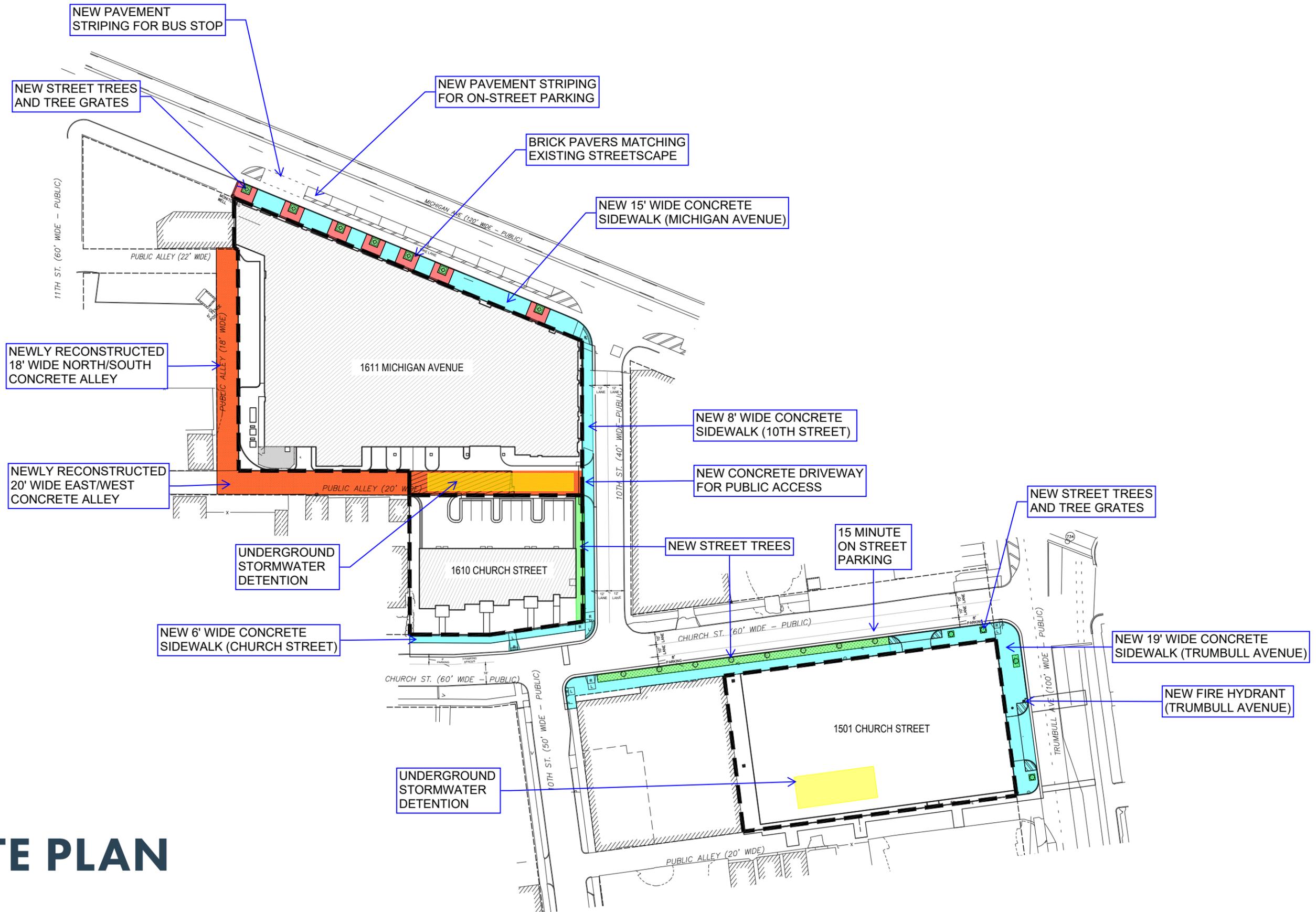


PARKING GARAGE INGRESS / EGRESS



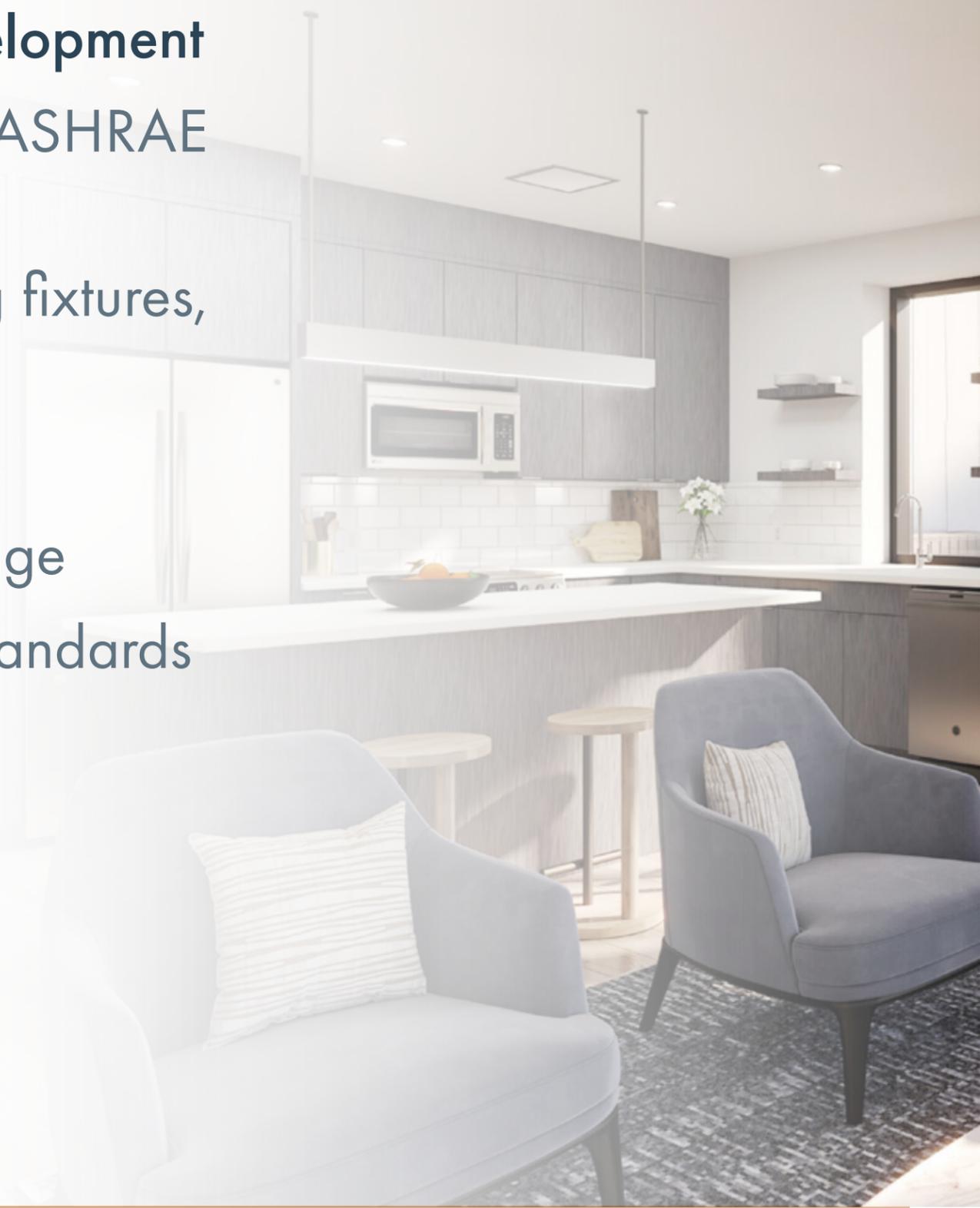
LEVELS	STANDARD STALLS	ACCESSIBLE STALLS	COMPACT STALLS	RESIDENTIAL STALLS	TOTAL
01	0	2	0	36	38
02	64	3	0	0	67
03	78	2	0	0	80
04	34	0	0	0	34
TOTALS	176	7	0	36	219

SITE PLAN



SUSTAINABILITY

- Sustainability measured in construction and development
 - › Design elements beyond code minimums and ASHRAE requirements
 - › Energy Star appliances, water saving plumbing fixtures, and energy efficient lighting in project
 - › Recycling services to residents in apartment
 - › Electric vehicle charging stations in parking garage
 - › Practice sustainable design to LEED and WELL standards



WORKFORCE

- **Percentage of Qualified Detroit Based Employees working per project (EO Project Metrics as of July 2022):**
 - › Perennial Corktown – 47.9%
- **Union Labor Force Commitment 70% – 80%**
 - › Actual union labor force contracted – 80%
- **Local hiring plan for permanent jobs**
 - › Engaged Detroit at Work as primary staffing partner
 - › Post all job openings at DetroitatWork.com
 - › Ban the Box on employment screening
 - › Commit to agreed-upon priority hiring window for new positions
 - › Engage with Grow Detroit's Young Talent



HOUSING

- Affordable housing
 - › 10% of rental units will be affordable to those with incomes of not more than 60% of the Area Median Income
 - › Affordable units apply to all unit types (studio, 1 bedroom, 2 bedroom)
 - › Employ property management company to market affordable housing and verify income of eligible tenant



RETAIL

- Retail

- › Engaged Friedman Real Estate and have conducted a market study
- › Partner with Motor City Match to identify potential local tenants and entrepreneurs and assist with upfront costs



HISTORIC PRESERVATION

- **Historic District Commission Meeting Dates**
 - › Meeting 1: 5/11/22 (conceptual)
 - › Meeting 2: 9/14/22 (obtained Certificate of Appropriateness with Unanimous Vote)
- **Building History**
 - › 1894 – Building Erected as John Whittaker Planing Mill
 - › 1916 – Building expanded to current footprint
 - › 1920s-1970s – Red Arrow Bottling Works
 - › 1999 – Building sold to Downtown Storage Company



STORAGE BUILDING CURRENT CONDITION



RED ARROW LOFTS FUTURE CONDITION



GODFREY HOTEL COMMITMENTS

- Tier 2 Community Benefits Agreement
- City Walls
- Detroit at Work
- Member of Corktown Business Association



PUBLIC BENEFITS

- Create a more pedestrian friendly experience
- Eliminate surface parking lots to increase density
- Improve walkability on Michigan Ave, 10th , and Church St.
- Additional retail options
- Significant infrastructure improvements
 - › Sidewalks, curbs, lighting, street trees, landscape bed, alley paving, storm water detention
- Economic development
 - › Job creation
 - › Tax base
 - › Support of local business

INVESTMENT IN COMMUNITY IMPROVEMENT INITIATIVES

- **Contributions**
 - › \$100,000 contribution – funded March 15th, 2022
 - › \$50,000 additional after Certificate of Occupancy is issued
- **Michigan Central/Church Street Fund**
 - › Broad range of disciplines to be funded
 - › Community and economic development, arts and culture, environmental and public space, social and human services, public health, and more

COMMUNITY INVESTMENTS – Michigan Central / Church St. Fund

- Permanent Endowment Fund managed by Community Foundation for Southeast Michigan (CFSEM)
- Oxford Perennial's contribution combined with \$750k contribution from Ford Motor Company (per the Michigan Central CBO) to maximize available funds
- Spring 2022: Inaugural grant application round launched
- Applications reviewed by a local Community Input Panel including representatives from:
 - Corktown Neighborhood Association
 - Hubbard Richard Residents Association
 - North Corktown Neighborhood Association
 - Corktown Business Association
 - Mexicantown Business Association
- 5 awarded grantees: ~\$34k from fund / total of \$42k awarded (CFSEM applied other fund sources to fill the gap)
- Formal announcement forthcoming
- Grant application and awards every year – next in 2023**

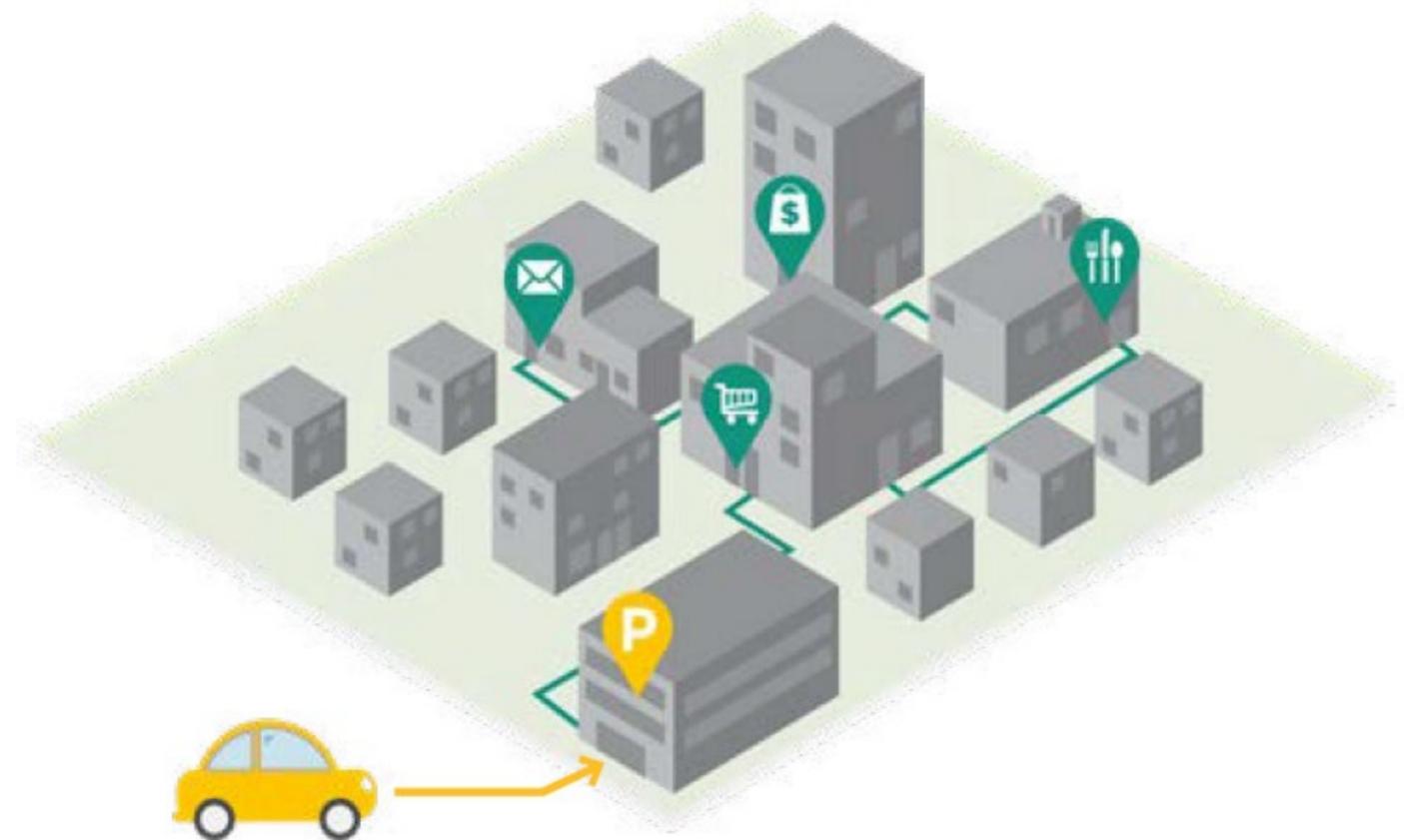


For further details and guidelines visit:

<https://cfsem.org/special-opportunities/michigan-central-church-street-fund/>

Implementation Update – Streets & Parking

- No topic that's more challenging within the current climate to plan for than urban parking solutions:
 - Post-COVID, what does neighborhood parking demand truly look like?
 - How do private market development factor into these solutions?
 - How does advances in technology and shifts in urban mobility preference factor in?
- Smarter parking solutions (*Quality over Quantity*)
- Over 2,200 new/rehabbed parking spaces (both public and semi-public) recently on-line (or coming on-line) within the next year.
- How is on-street vs. off-street parking managed and enforced?
- What incentives can be offered to access the thousands of private surface lot spaces that exist across the neighborhood?





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Neighborhood Advisory Council Q & A + Discussion



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General Q & A



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THANK YOU!



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