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March 3, 2023

TO: HONORABLE CITY COUNCIL

RE: COMMUNITY BENEFITS ORDINANCE PROCESS ANALYSIS FOR THE DISTRICT DETROIT



Conceptual rendering of District Detroit by Related Olympia Predevelopment

BACKGROUND AND PROPOSAL

In November of 2016, the Proposal B ballot initiative passed with 53% of the vote, effectuating the enactment of the City of Detroit’s Community Benefits Ordinance (CBO) Ordinance No. 35-16. The expressed purpose of this ordinance is to garner “*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.” Subsequently, the ordinance was recently amended via Ordinance 2021-4.

Section 12-8-3, subsection (a)(5) of the ordinance states that, *“the City Council shall appoint a liaison from the Legislative Policy Division to monitor the community engagement process and provide updates to the City Council.”* The ordinance further states in Sec. 12-8-3 (6)(g)(1)(v) that *An Enforcement Committee shall be established to monitor Tier 1 Projects* and shall consist of four individuals, one of which is a representative from the City Council Legislative Policy Division. This report has been prepared by the Legislative Policy Division (LPD) to provide an update as contemplated by the ordinance prior to Council’s consideration of any financial incentives associated with these developments.

The developer Related Olympia Predevelopment Company, LLC is seeking a Neighborhood Enterprise Zone (PA 147) and a Commercial Rehab (PA 210). The developers are seeking a maximum term of 15 years for the Neighborhood Enterprise Zone (PA 147), and upto a 10 year term for the Commercial Rehab (PA 210). These requests qualify the development as a Tier 1 project and triggers the CBO process. Sec. 12-8-2 of the Community Benefits Ordinance defines a Tier 1 development project as follows:

“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 Development, but not including Neighborhood Enterprise Zone tax abatements.*

This report serves the following purposes:

1. Provides a synopsis of the CBO process to inform the City Council as to what transpired during the meetings held for this project.
2. Provides an additional perspective of the legislative staff which may be considered alongside the mandated PDD Director’s report submitted to Your Honorable Body for review to complete the initial engagement phase of the CBO requirements.

PROJECT BACKGROUND AND DETAILS

Related Olympia Predevelopment Company LLC is a partnership of Olympia Development of Michigan LLC and Related Companies LP¹. The companies have partnered to develop the project known as District Detroit. The proposal includes the new construction development or renovation of 10 separate buildings all within close proximity. They are as follows:

Proposed Development, Location and Current Zoning:

- 1. **2200 Woodward Office:** 520,900 GSF; 28,000 GSF Retail; 492,900 Office (zoned B5 Major Business District)
- 2. **2211 Woodward Fox Hotel:** 207,350 GSF; 10,961 GSF Retail; 194,026 GSF Hotel (zoned B5 Major Business District)
- 3. **2305 Woodward/2300 Cass:** Flexible Site; Office - 556,000 GSF; 10,500 GSF Retail; 545,950 GSF Office. (zoned B5 Major Business District)
- 4. **408 Temple:** The American Residential; 157,635 GSF; 5,310 GSF Retail; 152,325 Residential (zoned B4 General Business District)
- 5. **2115 Cass DCI Business Incubator:** 94,200 GSF; 10,753 GSF Retail; 83,447 Office; 3000 (zoned B5 Major Business District)
- 6. **2250 Woodward Residential –** 256,050 GSF; 26,992 GSF Retail; 294,439 GSF Residential (zoned B5 Major Business District)
- 7. **2300 Woodward Mixed Use –** 149,500 GSF; 18,400 GSF Retail; 131,100 GSF Office (zoned B5 Major Business District)
- 8. **2455 Woodward Little Caesars Arena Hotel -** 274,800 GSF; 21,900 GSF Retail; 252,900 Hotel (zoned B5 Major Business District)
- 9. **2205 Cass DCI Residential –** 256,050 GSF; 8,750 GSF Retail; 247,300 GSF Residential (zoned B5 Major Business District)
- 10. **2210 Park Detroit Life Residential –** 44,308 GSF; 3000 GSF Retail; 41,308 GSF Residential (zoned B5 Major Business District)

In these 10 buildings there will be approximately 467 hotel rooms, 695 residential units, 1,253,000 square feet of commercial space and 146,000 square feet of retail space. Within these buildings, 20% of residential units are planned to be at 50% of the area median income.

Development Team:

- Andrew Cantor – The Related Companies, LP
- Ryan Friedrichs – The Related Companies, LP
- Keith Bradford – Olympia Development of Michigan, LLC
- Rian English-Barnhill – Olympia Development of Michigan, LLC

¹ Source: Related leadership webpage <https://www.related.com/our-company/leadership>

Estimated Cost: \$1.532 billion

Requested Incentives: Commercial Rehab (PA 210), Neighborhood Enterprise Zone (PA 147)

Census Tract: 5207, 5225, and 5173, as well as a portion of Census Tract 5172 and additional segments of the surrounding area

Impact Area Boundaries:

The impact area, which is determined by the Planning and Development Department, has been defined as Martin Luther King Blvd. and Mack Ave. to the north, I-75 and I-375 to the east, Macomb St., Monroe St., and Michigan Ave. to the south, and M-10 to the west. The Impact Area includes parts or all of Downtown, Midtown, Brush Park, Brewster Homes, and Douglass.

Administration CBO Facilitators:

Antoine Bryant, (PDD)
Aaron Goodman, Planning and Development Department (PDD)
Edwina King (PDD)

Legislative Policy Division Liaisons

Kimani Jeffrey (LPD)
Timarie Szwed (LPD)
Roland Amarteifio (LPD)

Neighborhood Advisory Council (NAC)

Terrance "T.R." Reid - elected by Impact Area Residents
Henry Allen Williams Jr. - elected by Impact Area Residents
Deirdre Jackson - appointed by City Council Member Mary Waters
Jonathan C. Kinloch (*Parliamentarian*) - appointed by City Council Member Coleman A. Young II
Barbrie Logan - appointed by City Council Member Gabriela Santiago-Romero
Chris Jackson (*Chair*) - appointed by the Planning and Development Department
Eddie Hall III - appointed by the Planning and Development Department
Michael Essian II (*Secretary*) - appointed by the Planning and Development Department
Rogelio Landin (*Vice Chair*) - appointed by the Planning and Development Department
Steven Hawring - alternate (non-voting) member appointed by the Planning and Development Department

Meetings

The CBO meetings for the District Detroit project were held at Cass Technical High School, 2501 Second Ave and also streamed online via Zoom. In total, there were nine hybrid meetings for this project held on Tuesdays from November 29, 2022 until February 21, 2023, which exceeds the required five public meetings outlined in the ordinance. All meetings were streamed through Zoom and recordings are available online. The meetings were well attended, garnering a lot of input during the public comment portions of the sessions. The meetings were held on Tuesday evenings at 6pm and generally lasted two to three hours or more, each meeting allowing for lengthy conversation between the developer and Neighborhood Advisory Council (NAC), as well as general public comment. There were also four additional meetings that the NAC held as working sessions amongst themselves. Working meetings allowed the NAC to have additional discussions amongst their group. The working meetings were open to the public, who could

observe the meeting virtually via Zoom. The developers were not present at the working meetings.

Public Commentary

During the meetings, there was a lot of participation even outside of the NAC deliberations. Some of the feedback that reverberated from the community during the series includes the following input:

Some speakers spoke in support of the project as it relates to the construction jobs that will be created through this project. Support was also expressed for the amount of affordable housing units that would be created through the development. Support for local businesses, new jobs, housing, and general support for Downtown growth and development, seemed to be key reasons for many that voiced support for the project.

Other speakers voiced concerns about the possible displacement of legacy residents, and a lack of racial equity framework to determine what the long-term impacts to “people of color” will be. Many people raised concerns about companies owned by the developer and their assumed history of unfulfilled promises in the community. Other comments that continued to be raised through the process related to the need for additional efforts to preserve affordable housing. Speakers often stated that as a benefit of the project, the developer should contribute to funding the Affordable Housing Trust Fund to support the housing stability of residents throughout the impact area and city at-large. Concerns regarding possible displacement, racial equity, and housing stability were key reasons for many that voiced concerns about the project.

Master Plan Analysis (MP)

The subject site falls within the Central Business District area of Neighborhood Cluster 4. The Future Land Use designation for the area indicates Mixed Residential-Commercial and Special Commercial. According to the MP, The Central Business District is meant to, “serve all of southeast Michigan and is both historically and functionally the heart of the Detroit metropolitan region.” Special Commercial areas attract people from the City, region and State and may include stadia, casinos, convention centers, bars, theatres, restaurants and clubs.

Zoning Analysis

The ten sites fall under two zoning district classifications. Those are the B4 General Business District and the B5 Major Business District.

The B4 zoning district provides for business and commercial uses of a thoroughfare-oriented nature. In addition to these uses, other businesses, which may benefit by drawing part of their clientele from passing traffic are permitted. The B4 zoning district is one of the most liberal business districts within the zoning ordinance and allows for most business as well as some industrial activity on a by-right or conditional basis.

The B5 zoning district is designed to provide adequate regulations within the Central Business District, the New Center Area, and may be successfully utilized in other regionally oriented shopping and office areas. The B5 zoning district permits more uses than the B4 zoning district, but has higher scale dimensional standards to permit the building types typical of high density downtown areas.

Process Analysis

Some of the outgrowths of input from many stakeholders in the CBO's early projects is that certain procedures have now been baked into the CBO process that did not exist in the early days when the CBO was first implemented. This includes some of the new requirements that were adopted by City Council in the recent revision of the CBO. One of the things that PDD staff executed in the District Detroit CBO to increase transparency was the creation of a project website that includes a NAC folder with resources on past CBO projects, relevant policies and studies, project information and a record of public comment. This resource is available to the general public. Another practice that has been incorporated into the process is that the Detroit Economic Growth Corporation gives a presentation on the project and the incentive package being requested which informs that NAC on the incentives involved in the project. Lastly, PDD holds a NAC orientation to give insight on the history of the CBO process and all associated issues. Regarding the NAC, there Robert's Rules of Order are loosely used, with a chair and other positions appointed to make for an orderly process with a final vote on the agreement with the developer and NAC. In the past LPD heard many critiques regarding the process and lack of transparency. Implementing these new processes has resulted in a more informed NAC throughout the District Detroit CBO and other recent CBO's.

Final Outcome Analysis

The developer has announced that the final District Detroit CBO benefit package is the largest financial commitment of any CBO process to date, totaling more than \$166 million. Prior to this package, the largest benefits package was the Central Train Station CBO benefit package, which was just over \$22 million dollars (\$11 million of which was contributed by Ford Motor Company). However, as some from the public have pointed out, it is important to distinguish the total amount of contributions that the developer is putting forward opposed to what is leveraged from various sources of public funds/tax dollars/other sources. In the case of District Detroit, a key point to note is that the developer is directly contributing \$11,775,000 of the total benefits package.

One additional thing to note is that this project includes 10 buildings that are all under one process. Normally there would be a CBO process for each individual building or a smaller segment of buildings. To-date this is the largest collection of buildings to go through one process even compared to the last transformational brownfield project (Hudson's site and Monroe Block). However, it is recognized that staff capacity and resources are a major factor in this process, as a huge amount of resources go into one CBO process. Additionally, it may make sense to consider the 10 buildings together as they are a part of the complete transformational brownfield plan. This should be considered in the future, as it factors into the public being able to digest all of the information presented. PDD has, however, surpassed the required number of meetings per ordinance for this CBO project. During this process they held 9 meetings, rather than the required 5 meetings.

Ultimately, the CBO agreement breaks down into six categories, or buckets, for how the benefit package funds will be spent. Those categories are found below:

COMMUNITY BENEFIT IMPACT INITIATIVES

| HOUSING | EMPLOYMENT | RETAIL/LOCAL BUSINESS INCUBATION | CULTURAL | GREEN SPACE & ACCESSIBILITY | EDUCATION | TRAFFIC/TRANSIT/PARKING |
|---------------------------------|-------------------------------------|--|-----------------------------------|--|-----------------------------------|--|
| Deeply Affordable Housing | District Detroit Fast Track Program | Disadvantaged and Detroit Business Spending Goal | Culturally Relevant Placemaking | Columbia Street Plaza | Cass Tech Field Renovation | District Detroit Parking Plan |
| Section 8 Voucher Acceptance | Grow Detroit's Young Talent (GDYT) | Disadvantaged & Detroit Business Bond Fund | Local Art Commitment | Innovation Center Green Space | Expanded Access to Opportunity | District Detroit Traffic Management Plan |
| On-Site Opportunity Connector | On-Site Opportunity Connector | Targeted Retail TI Fund | Local History Study & Recognition | I-75 Community Reconnector Overbuild Grant | Project Destined with WSU & DPSCD | Affordable Parking |
| Accessibility Design Consultant | Employment Barrier Reduction | MCM Technical Assistance & Award | \$3.1M | Cass Park Design Study | \$1.2M | Residential Permit Parking |
| \$24.6M | Executive Order Compliance | District Detroit Co-Developer Program | | Brush Park Landscaping and Improvements | | Bus Shelter Improvements |
| | Detroit@Work Participation | | | Public Safety and Walkability Enhancements | | Employee Transportation Support |
| | COCO Jobsite Program | | | Design Charettes | | \$4.5M |
| | \$2.5M | \$104.5M | | Construction Impact Planning | | |
| | | | | \$25.8M | | |

Figures Reflect Preliminary Proposal. To be refined with the NAC.

\$167M IN COMMUNITY BENEFITS

CONCLUSION

This CBO process seems to have achieved those outcomes possible given the current framework. LPD staff acknowledge that there are certain ideological differences in how various people define a Community Benefits Ordinance. However, given the design of this ordinance, it has gradually improved to allow for better communications between the community and the developer, via the NAC. If dollar amounts of contributions indicate any type of success, it can be argued that the process is improving. LPD's role is not necessarily to critique the final outcome of the benefits package, that is the role of the NAC to address through negotiation. Our role is generally to observe and help to ensure that the process is fair to allow the NAC to be in as best a position as possible. From our estimation, this process has been equitable, given the framework that is being used.

As the CBO, from a process standpoint, has incrementally improved over the years, LPD staff would encourage the City to begin to focus on the enforcement phases of CBO's, as accountability is now needed for past CBO's and will be necessary for this project as well. This is one of the loudest points that has been expressed by many community members. So as District Detroit moves forward, we should prepare to have the proper mechanisms to provide procedures and protocols that can correct any discrepancies that may arise regarding this project.

In summary, this process allowed for extenuated deliberation on the final community benefits agreement. From staff's observations, the new requirements of the amended ordinance were adhered to and in some cases exceeded. Ultimately, after much deliberation between the NAC and the developer, the NAC voted 8-1 to support the District Detroit development. The final agreement may be found attached below.

David Whitaker, Esq., Director, Legislative Policy Division

Kimani Jeffrey, City Planner
Timarie Szwed, City Planner
Roland Amarteifio, City Planner

Attachments
CBO Agreement

Cc: Antoine Bryant, Director, PDD
Karen Gage, PDD
Greg Moots, PDD
David Bell, Director, BSEED
James Foster, BSEED
Conrad Mallett, Corporation Counsel
Hon. Mike Duggan, Mayor's Office

THE DISTRICT DETROIT

WHERE DETROIT COMES TOGETHER



RELATED

OLYMPIA
DEVELOPMENT
OF MICHIGAN

CONFIDENTIAL

IMPACT INITIATIVE #1: EDUCATION



AGREED UPON BENEFITS

CASS TECH FIELD RENOVATION

Contribute to the renovation of the Cass Technical High School football field which would serve approximately 2,400 students.

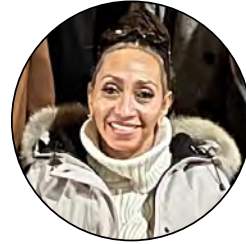
EXPANDED ACCESS TO OPPORTUNITY

Diligently pursue expanded career exposure opportunities for DPSCD high school students through the Center for Innovation, including but not limited to guest speakers, field trips, internships, and work-based learning experiences.

PROJECT DESTINED/WSU/DPSCD

Continue to sponsor DPSCD and Wayne State student cohorts in its real estate development training program through Project Destined.

IMPACT INITIATIVE #1: EDUCATION PROPOSAL MODIFICATIONS



DEIRDRE
JACKSON



JONATHAN C.
KINLOCH

COLLEGE GRADUATE OUTREACH AND INCLUSION

Developer agrees to include WCCCD along with DPSCD and WSU in all appropriate opportunities to expand access to opportunity for all college graduates.

WCCCD INCLUSION

Developer agrees to work directly with in the areas of literacy, arts and culture and workforce development. Developer will include WCCCD's participation in its efforts and activities at the On-Site Connector, Fast-Track and with Detroit At Work.

PROPOSED FINAL IMPACT INVESTMENT: **\$1.2M**

IMPACT INITIATIVE #2: HOUSING



AGREED UPON BENEFITS

DEEPLY AFFORDABLE HOUSING

At least 20% of residential units will be for residents with incomes at 50% of the Area Median Income or lower.

SECTION 8 VOUCHER ACCEPTANCE

All residential buildings will accept Section 8 vouchers.

ON-SITE OPPORTUNITY CONNECTOR

Developer will establish an On-Site Opportunity Connector to provide affordable housing guidance to prospective residents.

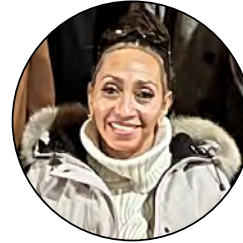
ACCESSIBILITY DESIGN CONSULTANT:

Developer commits to design with accessibility as a priority and to hire a third-party expert to support this critical work.

IMPACT INITIATIVE #2: HOUSING PROPOSAL MODIFICATIONS



BARBRIE
LOGAN



DEIRDRE
JACKSON



JONATHAN C.
KINLOCH

ACCESSIBILITY DESIGN CONSULTANT

Developer commits to design with accessibility as a priority

Hire a third-party expert to support this critical work.

Expert will focus on best practices for accessibility throughout the projects and open spaces, as well as the affordable residential units.

The third-party consultant will engage with a NAC Liaison as part of its efforts

Developer further commits to provide a copy of the RFP to the NAC for said consultant upon its issuance.

AFFORDABLE HOUSING

20% of residential units will be for residents with incomes at 50% of the Area Median Income

ON-SITE OPPORTUNITY CONNECTOR

The Connector will serve as a “one-stop-shop” for career paths, employment, internships, and housing opportunities.

RIGHT TO RENEW

Developer will incorporate language consistent with a right to renew for the affordable units in the applicable Affordability Agreements, subject to all applicable laws and regulations.

PROPOSED FINAL IMPACT INVESTMENT: **\$24.6M**

IMPACT INITIATIVE #3: EMPLOYMENT



AGREED UPON BENEFITS

DISTRICT DETROIT FAST TRACK PROGRAM

Developer will create a “Fast Track” training program in collaboration with project contractors.

GROW DETROIT’S YOUNG TALENT (GDYT)

Developer will continue to participate in GDYT providing career experience to young Detroiters.

ON-SITE OPPORTUNITY CONNECTOR

Developer will establish an On-Site Opportunity Connector to provide residents construction and post-construction job opportunities.

REDUCE BARRIERS TO EMPLOYMENT

Developer will not test for legal substances except where required by work rules or union policy.

EXECUTIVE ORDER

Developer requires all contractors to lay out project-specific plans to the Civil Rights, Opportunities, and Inclusion (CRIO) Department before commencement.

DETROIT@WORK (DAW)

Developer commits to participate in DAW and to introduce and encourage all tenants to partner with DAW for local hiring.

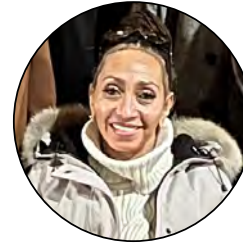
COCO JOBSITE PROGRAM

Council on Construction Operations (COCO) program to increase retention of diverse construction employment through site professionalism and equity, diversity and inclusion policies and practices.

IMPACT INITIATIVE #3: EMPLOYMENT PROPOSAL MODIFICATIONS



BARBRIE
LOGAN



DEIRDRE
JACKSON



ROGELIO
LANDIN

REDUCE BARRIERS TO EMPLOYMENT

ODM and Related Detroit agree to apply the principles underlying Return to Work and the Second Chance Act, subject to all applicable laws, rules, regulations and ordinances.

EXECUTIVE ORDER

Developer agrees to utilize a 3rd party firm(s) with the core competency to proactively assist in achieving 51% of Detroiters on construction sites, Contractor Spend targets, Co-Development commitments, the MBE Bond fund, Internship opportunities, accessibility achievements, Cultural Programs and proposals herein, and Developer's achievements and activities undertaken through the Opportunity Connector Center

EXPANDING INTERNSHIP OPPORTUNITIES

Through the Opportunity Connector, development group will work to expand internship opportunities to Detroiters, whether non-traditional, college graduates, undergraduate and graduate students for the duration of the Construction period.

Additionally Developer will encourage and promote internship and employment opportunities for Detroiters with other employers and prospective tenants and a report will be provided to CRIO and the NAC on an annual basis.

PROPOSED FINAL IMPACT INVESTMENT: **\$2.5M**

IMPACT INITIATIVE #4: RETAIL AND LOCAL BUSINESS INCUBATION



AGREED UPON BENEFITS

CONTRACTOR HIRING GOAL

Developer will track and report progress against a \$100 million target for disadvantaged and Detroit-based contractor spending.

MBE BOND FUND

To reduce barriers and support small construction contractors a specific bond fund will be made available by the developer.

RETAIL TI FUND FOR DISADVANTAGED AND DETROIT-BASED BUSINESSES

Retail Tenant Improvement fund available for disadvantaged and Detroit-based businesses within the projects.

DISTRICT DETROIT CO-DEVELOPER PROGRAM

Local co-developer program designed to create inclusive wealth building opportunities by providing sites and development support during the life cycle of the project.

MOTOR CITY MATCH AWARD & TECHNICAL ASSISTANCE

City commitment to provide outreach, technical assistance and MCM award within the impact area.

IMPACT INITIATIVE #4: RETAIL AND LOCAL BUSINESS INCUBATION PROPOSAL MODIFICATIONS



CHRIS
JACKSON



JONATHAN C.
KINLOCH



STEVEN
HAWRING

CONTRACTOR 100 MILLION TARGET SPEND GOAL

CRIO will verify all business certifications described herein. Developer agrees that its report on construction spending for compliance with Detroit's applicable Executive Order and ordinances will include information identifying any amounts expended for all goods and services, including construction, with any qualifying businesses.

MBE BOND FUND

Developer will engage with a variety of membership organizations with credible experience, including known trade organizations to ensure the MBE Bond program is efficient, inclusive and equitable

DISTRICT DETROIT CO-DEVELOPER PROGRAM

Developer agrees to work with Detroit based Co-developers within the District Detroit boundary, and will issue an RFP within one year after the final approval by the Detroit City Council of the TBP

PROPOSED FINAL IMPACT INVESTMENT: **\$104.5M**

IMPACT INITIATIVE #5: CULTURAL



AGREED UPON BENEFITS

CULTURALLY RELEVANT PLACEMAKING

Year-round Programming and Activations on Columbia Street Plaza to host dynamic no-cost events centered around cultural celebrations, city initiatives, with performances by local creatives.

LOCAL ART COMMITMENT

Developer will work with local artist community to include public art that fosters community pride, a sense of belonging, and enhances the quality of life for its residents and visitors.

ACTIVE RECOGNITION OF LOCAL HISTORY

Commission study and partner with the City of Detroit office of Arts, Culture, and Entertainment to create physical markers for each project that celebrate the history of the neighborhood and legacy Detroiters.

IMPACT INITIATIVE #5: CULTURAL PROPOSAL MODIFICATIONS



TERRANCE "T.R."
REID



STEVEN
HAWRING



CHRIS
JACKSON

LOCAL ART COMMITMENT

Developer will work directly with the City of Detroit's office on Arts, Culture and Entrepreneurship office to identify Detroit based local artists of all ages and backgrounds for inclusion of their work in the various projects, open spaces.

ACTIVE RECOGNITION OF LOCAL HISTORY

Developer agrees the actual cost of any respective marker is included in each development budget, and the additional funding will be for planning study, which should include representation of a NAC liaison. Developer agrees to work with a NAC Liaison to identify the appropriate number and location of the markers.

PROPOSED FINAL IMPACT INVESTMENT: **\$3.1M**

IMPACT INITIATIVE #6: GREEN SPACE & ACCESSIBILITY



AGREED UPON BENEFITS

COLUMBIA STREET PLAZA CONSTRUCTION

Build, maintain, and program an open space, community plaza at Woodward and Columbia.

INNOVATION CENTER GREEN SPACE

Build a community green space between the innovation center's academic, residential, and incubator buildings.

I-75 COMMUNITY RECONNECTOR OVERBUILD

Provide match funds for the Downtown Development Partnership's US-DOT planning grant for the I-75 overbuild.

CASS PARK DESIGN STUDY

Fund a planning study for the redesign and revitalization of Cass Park.

BRUSH PARK LANDSCAPING AND IMPROVEMENTS

Fund with the City the building of a shelter, landscaping, and other enhancement of the park at John R and Watson.

PUBLIC SAFETY AND WALKABILITY ENHANCEMENTS

Partner with the City, via the DDA, to fund streetlights, sidewalks, street trees, improved crosswalks, and road resurfacing.

DESIGN CHARETTES

Convene design charettes with the community for all new public spaces.

CONSTRUCTION IMPACT PLANNING

Hold a construction logistics planning meeting with a NAC Liaison before start of each project and distribute 2-week construction activity lookaheads to community.

IMPACT INITIATIVE #6: GREEN SPACE & ACCESSIBILITY

PROPOSAL MODIFICATIONS



MICHAEL
ESSIAN II



EDDIE
HALL III



CHRIS
JACKSON

BRUSH PARK LANDSCAPING AND IMPROVEMENTS

Upon the closing of the financing for the Detroit Life Building project, Developer agrees to provide the \$200,000 funds directly to the BPCDC to be used as a contribution to the planning and construction efforts for the Park at John R and Watson, in conjunction with the City of Detroit's Parks and Recreation Department activities.

CASS PARK DESIGN STUDY

Developer agrees to work with the City of Detroit to identify an appropriate non-profit organization and support the efforts to raise additional funds

CONSTRUCTION IMPACT PLANNING

Developer agrees to establish reliable redundant lines of communication (phone, email, website, text, etc.) to operate during the construction period as well as the time frame requested by the NAC.

PROPOSED FINAL IMPACT INVESTMENT: **\$25.8M**

IMPACT INITIATIVE #7: TRAFFIC/TRANSIT/PARKING



AGREED UPON BENEFITS

DISTRICT DETROIT PARKING PLAN

Fund a study to be completed with the City and a NAC Parking Plan Liaison to address resident parking needs during events, and construction.

DISTRICT DETROIT TRAFFIC MANAGEMENT PLAN

Fund a traffic plan to be completed with the City and a NAC Traffic Plan Liaison to mitigate the impact of events-related traffic.

AFFORDABLE PARKING

Commit to provide discounted monthly parking for residents in the affordable units.

RESIDENTIAL PERMIT PARKING

City will advance efforts to establish residential permit parking zones in Brush Park.

BUS SHELTER IMPROVEMENTS

Partner with the City to improve bus stops and shelters in District Detroit.

FREE EMPLOYEE TRANSIT

Partner with Q-Line, MoGo, and D-DOT provide transit.

IMPACT INITIATIVE #7: TRAFFIC/TRANSIT/PARKING PROPOSAL MODIFICATIONS



MICHAEL
ESSIAN II



EDDIE
HALL III



TERRANCE "T.R."
REID



STEVEN
HAWRING

DISTRICT DETROIT PARKING PLAN

Within 180 days of the final approval of the TBP, Developer will fund a study to be completed with the City and a NAC Parking Plan Liaison to address parking needs during events, and construction.

Developer agrees that the Parking Plan will be prepared in coordination with the Traffic Plan.

DISTRICT DETROIT TRAFFIC PLAN

The District Detroit Traffic Management Plan will be prepared in coordination with the Parking Plan. Agreed upon improvements in infrastructure identified in the Traffic Study shall be included in conjunction with a Site Plan including those improvements being made as part of the Public Space and Roadway Streetscape Improvements

PROPOSED FINAL IMPACT INVESTMENT: **\$4.5M**

COMMUNITY BENEFIT IMPACT INITIATIVES

| HOUSING | EMPLOYMENT | RETAIL/LOCAL BUSINESS INCUBATION | CULTURAL | GREEN SPACE & ACCESSIBILITY | EDUCATION | TRAFFIC/TRANSIT/PARKING |
|--|---|---|---|--|--|---|
| <p>Deeply Affordable Housing</p> <p>Section 8 Voucher Acceptance</p> <p>On-Site Opportunity Connector</p> <p>Accessibility Design Consultant</p> | <p>District Detroit Fast Track Program</p> <p>Grow Detroit's Young Talent (GDYT)</p> <p>On-Site Opportunity Connector</p> <p>Employment Barrier Reduction</p> <p>Executive Order Compliance</p> <p>Detroit@Work Participation</p> <p>COCO Jobsite Program</p> | <p>Disadvantaged and Detroit Business Spending Goal</p> <p>Disadvantaged & Detroit Business Bond Fund</p> <p>Targeted Retail TI Fund</p> <p>MCM Technical Assistance & Award</p> <p>District Detroit Co-Developer Program</p> | <p>Culturally Relevant Placemaking</p> <p>Local Art Commitment</p> <p>Local History Study & Recognition</p> | <p>Columbia Street Plaza</p> <p>Innovation Center Green Space</p> <p>I-75 Community Reconnector Overbuild Grant</p> <p>Cass Park Design Study</p> <p>Brush Park Landscaping and Improvements</p> <p>Public Safety and Walkability Enhancements</p> <p>Design Charettes</p> <p>Construction Impact Planning</p> | <p>Cass Tech Field Renovation</p> <p>Expanded Access to Opportunity</p> <p>Project Destined with WSU & DPSCD</p> | <p>District Detroit Parking Plan</p> <p>District Detroit Traffic Management Plan</p> <p>Affordable Parking</p> <p>Residential Permit Parking</p> <p>Bus Shelter Improvements</p> <p>Employee Transportation Support</p> |
| \$24.6M | \$2.5M | \$104.5M | \$3.1M | \$25.8M | \$1.2M | \$4.5M |

\$167M IN COMMUNITY BENEFITS

| | Cash | Development or Operational Cost | DDA Loan | DDA Infrastructure | Additional City Support | |
|---|---------------------|---------------------------------|---------------------|---------------------|-------------------------|----------------------|
| HOUSING: PROJECT PROPOSALS | \$825,000 | | \$23,800,000 | | | \$24,625,000 |
| EMPLOYMENT: PROJECT PROPOSALS | \$2,525,000 | | | | | \$2,525,000 |
| RETAIL AND LOCAL BUSINESS INCUBATION: PROJECT PROPOSALS | \$2,500,000 | \$101,250,000 | | | \$750,000 | \$104,500,000 |
| CULTURAL: PROJECT PROPOSALS | \$50,000 | \$3,000,000 | | | | \$3,050,000 |
| GREEN SPACE & ACCESSIBILITY: PROJECT PROPOSALS | \$775,000 | | | \$25,000,000 | | \$25,775,000 |
| EDUCATION: PROJECT PROPOSALS | \$1,150,000 | | | | | \$1,150,000 |
| TRAFFIC/TRANSIT/PARKING: PROJECT PROPOSALS | \$3,950,000 | | | | \$550,000 | \$4,500,000 |
| | \$11,775,000 | \$104,250,000 | \$23,800,000 | \$25,000,000 | \$1,300,000 | \$166,125,000 |

\$105.4 million philanthropic contribution to the Center for Innovation not included in above total.

THANK YOU

THE DISTRICT DETROIT

WHERE DETROIT COMES TOGETHER



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